



smarthomes

Dunley Croft

Monkspath, Solihull, B90 4UA

- A Detached Family Home
- Four Bedrooms
- Conservatory
- Requiring Modernisation Throughout

Offers in Region of £435,000

EPC Rating - D

Current Council Tax Band - E





Property Description

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store

The property is situated at the end of a cul-de-sac location and is set back from the road behind a tarmac driveway providing off road parking with fencing and hedging to side boundaries and a pathway leading to a composite door leading into



Entrance Hallway

With a UPVC double glazed window to side, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

15' 8" x 10' 2" (4.8m x 3.1m) With UPVC double glazed window to front elevation, two wall mounted radiators, brick built fireplace and wall and ceiling light points



Kitchen/Diner to Rear

20' 0" x 9' 2" (6.1m x 2.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas, concealed wall mounted gas central heating boiler, laminate flooring, radiator, ceiling light points, a double glazed window to the rear aspect and aluminium framed sliding patio doors to

Conservatory

11' 1" x 9' 10" (3.4m x 3m) With hardwood framed double glazed windows, ceiling light and fan, radiator and double glazed French doors leading out to the rear garden



Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, wood effect flooring, radiator and ceiling light point

Landing

With ceiling light point, radiator, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

10' 2" x 9' 6" (3.1m x 2.9m) With double glazed window to front elevation, built in wardrobes with sliding doors, radiator and ceiling light point

Bedroom Two to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to rear elevation, built in cupboards, radiator and ceiling light point



Bedroom Three to Front

9' 10" x 7' 2" (3m x 2.2m) With double glazed window to front elevation, built in wardrobe, radiator and ceiling light point

Bedroom Four to Rear

8' 2" x 7' 6" (2.5m x 2.3m) With double glazed window to rear elevation, built in wardrobe, radiator and ceiling light point

Family Bathroom to Side

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation



Rear Garden

Being mainly laid to lawn with paved patio with pergola, gated side access, timber storage shed, greenhouse and panelled fencing to boundaries

Integral Garage

12' 5" x 9' 2" (3.8m x 2.8m) With an up and over door to property frontage, ceiling light point and courtesy door to hallway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		86
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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