



smarthomes



- A Beautifully Presented & Extended Detached Family Home
- Four Bedrooms
- Re-Fitted Open Plan Kitchen/Diner
- Re-Fitted En-Suite Shower Room

Oldberrow Close, Monkspath, Solihull, B90 4LX

A beautifully presented and extended detached family home situated in a most popular location offering accommodation comprising a spacious lounge with media wall, re-fitted open plan kitchen/diner, family room, home office, utility room, guest W.C, master bedroom with re-fitted en-suite shower room, three further bedrooms, re-fitted family bathroom, landscaped West facing rear garden and driveway parking

£585,000

EPC Rating - C

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 set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door leading into



Enclosed Porch

With LVT flooring, ceiling spot lights and a composite door leading to

Entrance Hallway

With ceiling light point, LVT flooring, radiator, stairs leading to the first floor accommodation and oak door leading off to



Spacious Lounge to Front

13' 9" x 13' 1" (4.19m x 3.99m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling spot lights and light point, feature media wall incorporating a living flame gas fire, display shelving and hard wiring for wall mounted TV and opening into



Re-Fitted Open Plan Kitchen/Diner to Rear

24' 3" x 9' 8" (7.39m x 2.95m) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and double oven below. Integrated dishwasher, integrated fridge/freezer, breakfast bar, LVC flooring, two wall mounted radiators, ceiling spot lights, two UPVC double glazed windows to the rear aspect, oak doors to under stairs storage cupboard and utility room and opening into



Family Room to Rear

10' 9" x 8' 8" (3.28m x 2.64m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, feature vaulted ceiling with two Velux roof windows, LVT flooring and ceiling spot lights

Utility Room

Fitted with a range of wall and base units with a Quartz work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, LVT flooring, central heating radiator, ceiling spot lights, oak door to home office and oak door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to half height, LVT flooring, radiator and ceiling light point

Home Office to Front

With a UPVC double glazed window to front elevation, radiator, ceiling spot lights and oak door to storage cupboard housing a gas central heating boiler

Landing

With roof light, airing cupboard, ceiling spot lights and oak doors leading off to

Bedroom One to Front

11' 10" x 9' 4" (3.61m x 2.84m) With double glazed window to front elevation, radiator, ceiling light point and spot lights, double wardrobe with oak doors and further oak door leading to

Re-Fitted En-Suite Shower Room to Front

Being re-fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, built in storage, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Bedroom Two to Rear

9' 8" x 9' 4" (2.95m x 2.84m) With double glazed window to rear elevation, radiator, ceiling light point and spot lights and wardrobe with oak door

Bedroom Three to Rear

9' 8" max x 7' 1" max (2.95m max x 2.16m max) With double glazed window to rear elevation, radiator, ceiling spot lights and double wardrobe with oak doors

Bedroom Four to Front

11' 11" x 7' 3" (3.63m x 2.21m) With double glazed window to front elevation, radiator, ceiling spot lights and wall to wall fitted wardrobed with spotlights over

Re-Fitted Family Bathroom to Rear

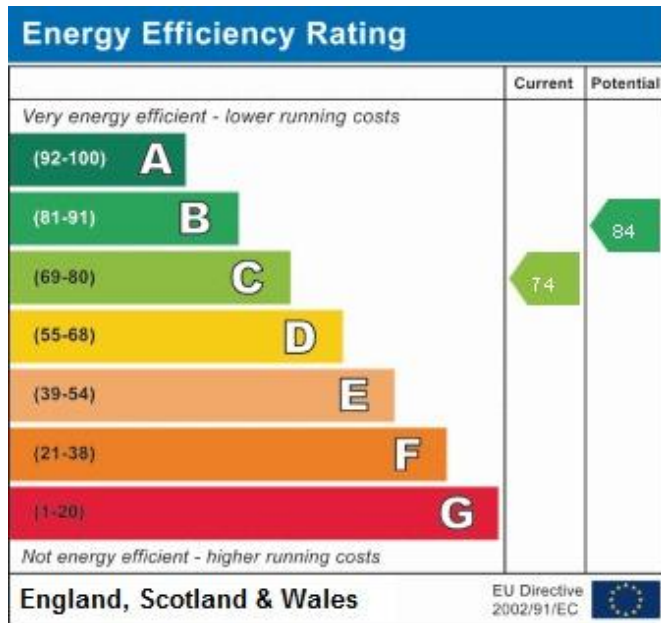
Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

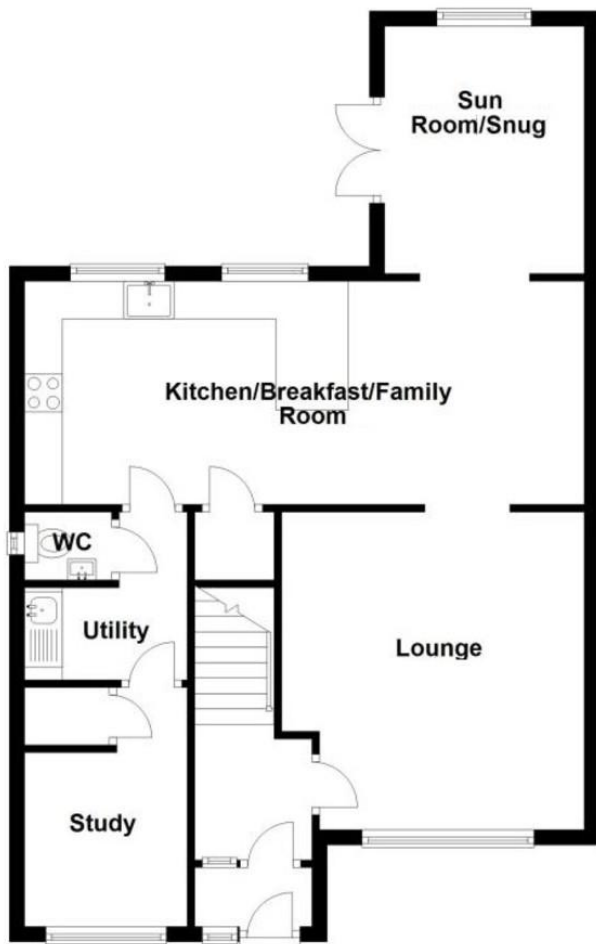
Landscaped West Facing Rear Garden

Being mainly laid to lawn with an Indian stone patio, retaining railway sleepers, panelled fencing to boundaries, gated side access, external lighting, hard standing for shed and rubber chipped area for climbing frame

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





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