



43 TILES FORD CLOSE, MONKSPATH, SOLIHULL, B90 4YF

ASKING PRICE OF £340,000

EPC: D Council Tax Band: E



Location

Monkspath is a housing development in Solihull, south-east of Shirley. There is a small shopping centre offering. The site also offers doctors and dentist surgery, a public house 'The Farm', Monkspath Junior and Infant School and a community centre. There is also a park called Hillfield Park with a new playground built in late 2009 and a lake. Monkspath is served by a local bus route into Solihull and the local railway station is Widney Manor Railway station. Just a short drive away is Junction 4 of the M42 offering access to the M6, M1 and M40 which link the property to London and the South.

- Detached Residence
- Three Bedrooms (Master En Suite)
- Spacious Lounge
- Further Scope for Development (STPP)
- Dining Room & Breakfast Room & Sunroom
- In Need of Refurbishment
- Garage & Driveway
- Guest Cloakroom/wc



A three bedroom detached residence enjoying a cul de sac position within a sought after area. The property is in need of refurbishment and modernisation. The accommodation briefly comprises; entrance hall, guest cloakroom/wc, spacious lounge, dining room, breakfast room opening to kitchen, sunroom, first floor landing, master bedroom with en suite shower room/wc, two further bedrooms, family bathroom/wc, driveway, garage and enclosed rear garden. No Upward Chain.

ENTRANCE HALLWAY

GUEST CLOAKROOM/WC

SPACIOUS LOUNGE 14' 7" including stairs x 14' 6" (4.44m x 4.42m)

DINING ROOM 11' 10" x 8' 3" (3.61m x 2.51m)

BREAKFAST ROOM 11' 0" x 6' 0" (3.35m x 1.83m)

opening to:

KITCHEN 9' 10" x 7' 7" (3m x 2.31m)

SUNROOM

FIRST FLOOR LANDING

MASTER BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 10' 4" x 8' 4" (3.15m x 2.54m)

BEDROOM THREE 8' 1" x 6' 0" (2.46m x 1.83m)

FAMILY BATHROOM/WC

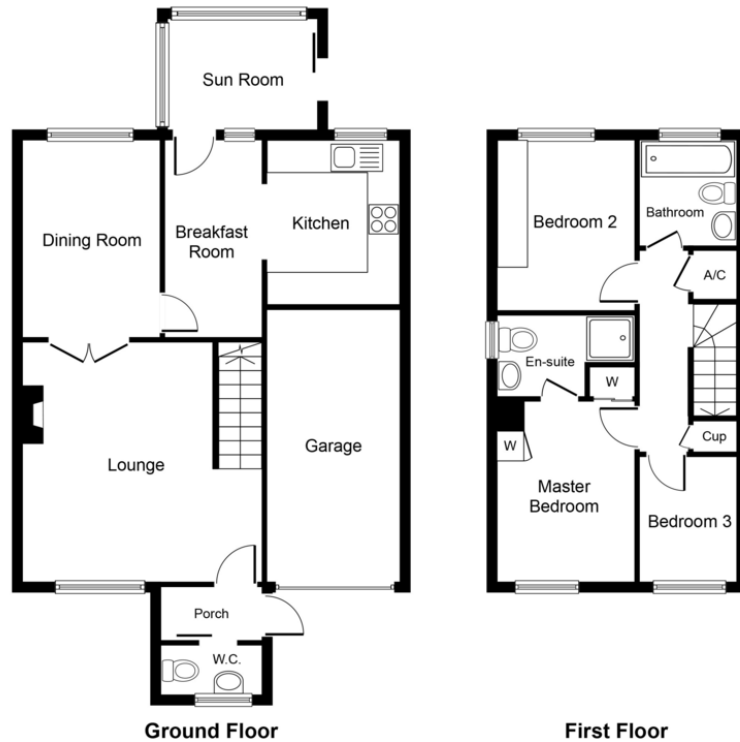
DRIVEWAY

GARAGE 16' 7" x 8' 5" (5.05m x 2.57m)

ENCLOSED REAR GARDEN

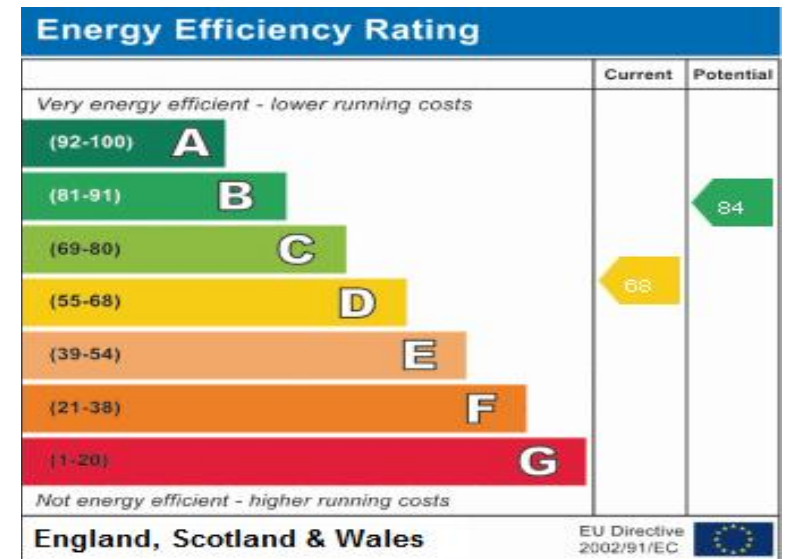


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1,124 sq. ft. (104.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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