



smarthomes

Crimscote Close

Monkspath, Solihull, B90 4TT

- A Well Presented End-Terrace Property
- Two Bedrooms
- Fitted Breakfast Kitchen
- Offering Potential To Extend Subject to Planning Consent

£265,000

EPC Rating - 70

Current Council Tax Band - C





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 lawned fore garden with gated side access to rear garden and off road parking and paved pathway extending to UPVC double glazed door leading through to

Entrance Hallway

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



Pleasant Lounge to Front

16' 0" x 12' 9" (4.9m x 3.9m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, feature fireplace with electric fire, under stairs storage area and door to



Fitted Breakfast Kitchen to Rear

12' 5" x 6' 10" (3.8m x 2.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with electric oven below. Integrated fridge/freezer and washing machine, concealed wall mounted gas central heating boiler, pull out ironing board, breakfast bar, tiling to splash back areas, radiator, ceiling light point and a UPVC double glazed door and window to the rear aspect



Landing

With ceiling light point and doors leading off to

Bedroom One to Front

14' 1" x 9' 6" (4.3m x 2.9m) With double glazed window to front elevation, two useful storage cupboards, radiator and ceiling light point



Bedroom Two to Rear

8' 10" x 5' 10" (2.7m x 1.8m) With double glazed window to rear elevation, radiator and ceiling light point

Shower Room to Rear

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

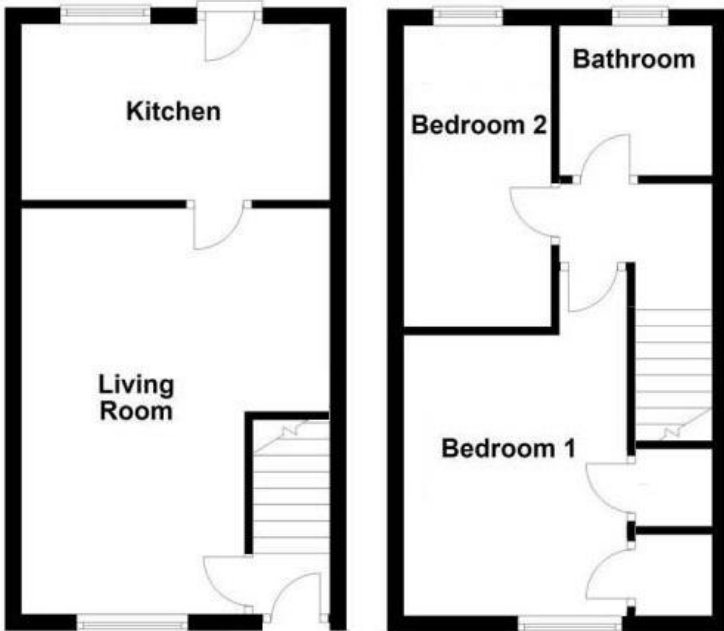


Private Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries and a concrete driveway for two vehicles being accessed via side hung wooden doors to property frontage

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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.