



10 ROCHFORD COURT, MONKSPATH, SOLIHULL, B90 4XJ

ASKING PRICE OF £329,950

EPC: D Council Tax Band: D



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.

- Semi Detached Residence
- Three Bedrooms
- Spacious Lounge
- Kitchen with Dining Area
- Sought After Location
- Garage & Driveway
- Cul De Sac Position
- Gas Central Heating & Double Glazing



A well presented three bedroom semi detached residence enjoying a cul de sac position within a sought after area. The property offers both double glazing and gas central heating. The accommodation briefly comprises; entrance porch, spacious lounge, kitchen with dining area, first floor landing, three bedrooms, shower room/wc, driveway, garage and enclosed rear garden.

ENCLOSED ENTRANCE PORCH

SPACIOUS LOUNGE 14' 5" x 13' 9" including stairs
(4.39m x 4.19m)

DINING AREA 10' 4" x 7' 0" (3.15m x 2.13m)
opening to:-

KITCHEN 10' 5" x 6' 6" (3.18m x 1.98m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 5" x 8' 8" (3.48m x 2.64m)

fitted wardrobes

BEDROOM TWO 9' 6" x 7' 4" max 5' 8" min (2.9m x 2.24m 1.73m)

BEDROOM THREE 7' 8" max x 6' 6" (2.34m x 1.98m)

SHOWER ROOM/WC

DRIVEWAY

GARAGE 18' 0" x 8' 3" (5.49m x 2.51m)

with storage space, power supply and lighting

ENCLOSED REAR GARDEN



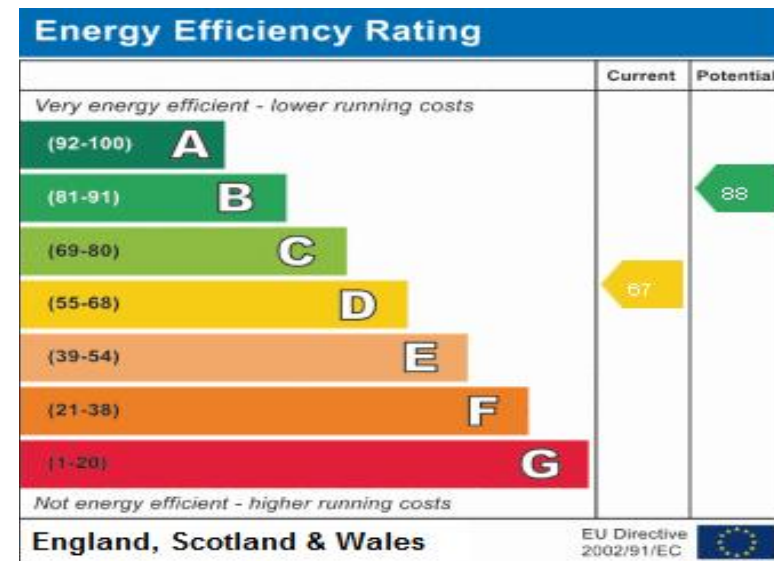
Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 898 sq. ft. (83.39 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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