



smarthomes

Fullbrook Close

Monkspath, Solihull, B90 4UB

- A Beautifully Presented & Extended Detached Bungalow
- Two Bedrooms with Fitted Furniture
- Delightful Garden Room
- Modern Shower Room

£475,000

EPC Rating - 59

Current Council Tax Band - D





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 ample off road parking with an EV charger point, planted shrub border and a composite door leading into



Entrance Hallway

With engineered oak flooring, ceiling light point, radiator and door leading off to

Spacious Lounge to Rear

20' 1" x 13' 8" max (6.12m x 4.17m max) With a full height UPVC double glazed picture window overlooking rear garden, further high level UPVC double glazed window to side, engineered oak flooring, wall mounted radiator, two ceiling light points, contemporary fire surround with brushed steel effect fire and door to



Fitted Kitchen Leading to Garden Room/Diner

21' 4" x 9' 2" (6.5m x 2.79m)

Kitchen Area

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a corner sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge, pantry cupboard, metro tiling to splash back areas, wood effect flooring, radiator, ceiling light point, UPVC double glazed door to garage and archway leading into



Garden Room/Diner

With UPVC double glazed windows, wood effect flooring, LED ceiling spot lights, wall light point and a UPVC double glazed door leading out to the rear garden

Bedroom One to Front

15' max x 10' 5" (4.57m max x 3.18m) With double glazed bay window to front elevation with fitted storage, further fitted furniture including wardrobes, drawers and bedside cabinets, radiator, pelmet lighting and ceiling spot lights



Bedroom Two to Front

8' 7" x 8' 3" (2.62m x 2.51m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture including dressing table, double wardrobe with top box and single bed with storage beneath



Modern Shower Room to Side

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to full height, ceiling spot lights and an obscure double glazed window to the side elevation

Landscaped Rear Garden

Being mainly laid to lawn with paved patio areas, well stocked shrub borders, panelled fencing to boundaries and access to a covered side storage area

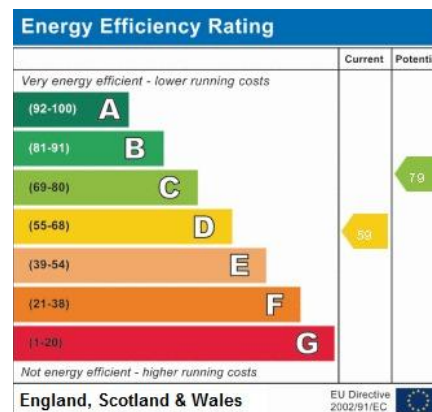


Garage

16' 2" x 7' 11" (4.93m x 2.41m) Located at the side of the property with an automated up and over door for vehicular access, wall mounted gas central heating boiler, ceiling light point, utility space and courtesy doors leading to kitchen and rear garden

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 - D



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