



Tilesford Close, Shirley

£300,000







## PROPERTY OVERVIEW

We are delighted to present this immaculately presented two bedroom semi-detached property, nestled in a private and peaceful location at the end of a quiet cul-de-sac. Upon entering, you will be greeted by a spacious entrance hallway, featuring ample storage space courtesy of the well-placed under-stairs storage area.

The property boasts a delightful living room, complete with a charming feature fireplace, which seamlessly flows into a light-filled conservatory - a perfect space for relaxation or entertaining. The fitted kitchen is equipped with integrated appliances and offers a convenient space for cooking and dining.



Upstairs, you will find two generously sized double bedrooms. The second bedroom has been cleverly redesigned to create additional space, making it a versatile room that can easily serve as a home office or study. Completing the accommodation is a well-appointed family bathroom, which services all bedrooms.



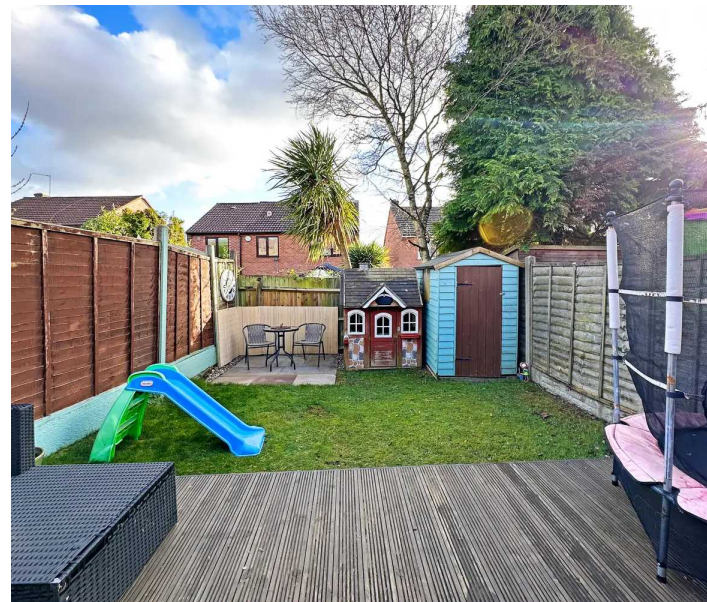


To the rear, a well-maintained lawn garden presents itself, complete with a patio seating area - the ideal spot for alfresco dining or enjoying the outdoors. Additional highlights of this property include two parking spaces located conveniently at the front.

Offering both comfort and convenience, this property is a fantastic opportunity for first-time buyers, investors, couples and small families seeking a well-presented and much sought-after residence. We highly recommend viewing to fully appreciate the quality and ambience this home has to offer.

#### PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors surgery, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.







Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- Set In A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Ideal For Small Families Or Couples
- First-Time Buyers Or Investors
- Living Room & Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Two Parking Spaces







#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

14' 9" x 12' 0" (4.50m x 3.65m)

#### **CONSERVATORY**

12' 0" x 8' 4" (3.65m x 2.55m)

#### **KITCHEN**

9' 0" x 5' 7" (2.75m x 1.70m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 0" x 8' 8" (3.65m x 2.65m)

#### **BEDROOM TWO**

12' 0" x 8' 4" (3.65m x 2.55m)

#### **BATHROOM**

6' 9" x 5' 7" (2.05m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 60.5 sq.m. = 651 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED LAWN GARDEN**

#### **TWO PARKING SPACES LOCATED AT THE FRONT**







#### **ITEMS INCLUDED IN SALE**

Hoover integrated oven, Lamona integrated hob, extractor, Lamona small integrated fridge freezer, Lamona integrated dishwasher, all carpets and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Vodafone. Loft space - partially boarded.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



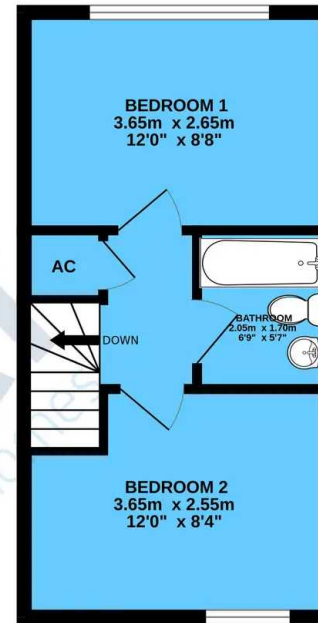




GROUND FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



1ST FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA: 60.5 sq.m. (651 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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