



smarthomes

Kerswell Drive

Monkspath, Solihull, B90 4PE

- A Well Presented End-Terrace Property
- Two Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen

Offers Over £270,000

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 access to off road parking and a paved footpath extending to a canopy porch with UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, laminate flooring and archway into



Modern Fitted Kitchen to Front

9' 2" x 6' 6" (2.8m x 2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, radiator, tiling to splash back areas, laminate flooring, wall mounted gas central heating boiler, ceiling light point and a double glazed window to the front aspect



Open Plan Lounge/Diner to Rear

14' 9" x 13' 1" (4.5m x 4m) With a UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, laminate flooring, under stairs storage cupboard, wall mounted radiator and two ceiling light points



Landing

With ceiling light point, loft hatch, airing cupboard and doors leading off to

Bedroom One to Front

13' 1" x 11' 9" (4m x 3.6m) With two double glazed windows to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 6" x 6' 6" (2.9m x 2m) With double glazed window to rear elevation, fitted wardrobe with sliding doors, radiator and ceiling light point

Shower Room to Rear

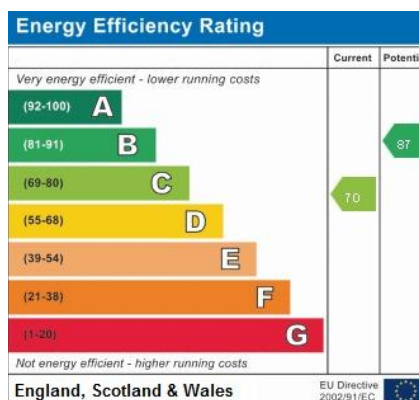
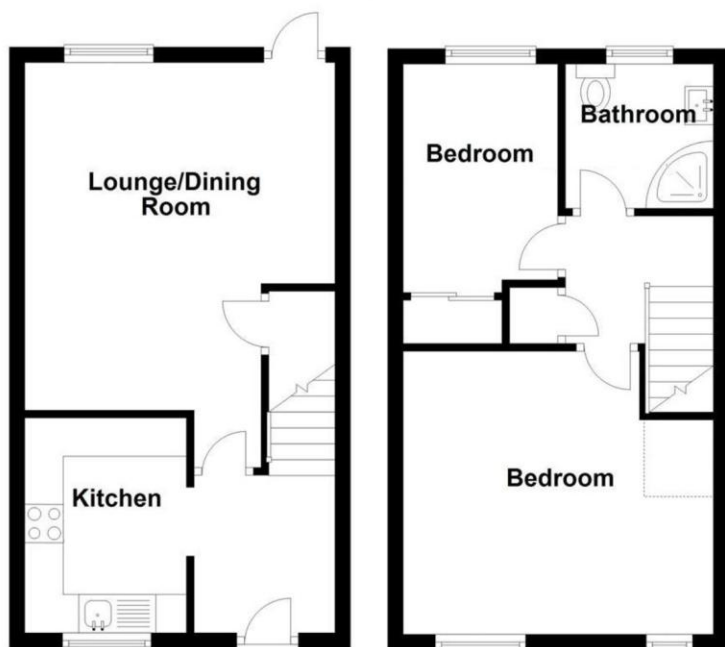
5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrubs and bushes, gated rear access, timber framed shed and panelled fencing to boundaries

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 - C



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