



16 ELKINGTON CROFT, MONKSPATH, SOLIHULL, B90 4PB

ASKING PRICE OF £290,000

EPC: C Council Tax Band: C



### 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.

- End Terrace Residence
- Two Bedrooms
- Further Scope for Development (STPP)
- Sought After Area
- Large Enclosed Garden
- Parking for two cars
- Double Glazing & Gas Central Heating
- No Upward Chain

A well presented two bedroom end terrace residence enjoying a cul de sac position within a sought after location. The property offers both gas central heating and double glazing and has further scope for development (STPP). The accommodation briefly comprises; reception hall, kitchen, spacious lounge/diner, first floor landing, large master bedroom, second bedroom, bathroom/wc, parking for two cars and good size garden. No Upward Chain.



#### RECEPTION HALL

**KITCHEN** 9' 2" x 6' 9" (2.79m x 2.06m)

**SPACIOUS LOUNGE/DINER** 14' 8" x 13' 2" (4.47m x 4.01m)

with understairs storage cupboard

**FIRST FLOOR LANDING** airing cupboard

**BEDROOM ONE** 13' 1" max x 12' 0" (3.99m x 3.66m)

**BEDROOM TWO** 12' 0" max x 6' 10" (3.66m x 2.08m)

**BATHROOM/WC**

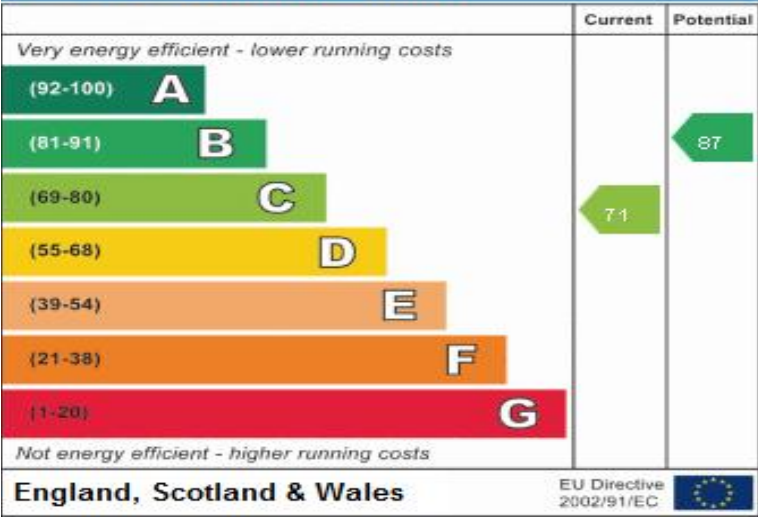
**PARKING FOR TWO CARS**

**LARGE ENCLOSED 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)*

### Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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