



Deanbrook Close, Shirley

Guide Price £335,000





PROPERTY OVERVIEW

Situated on the popular Monkspath estate, an ideal opportunity to purchase this impressive two bedroom semi detached which must be viewed internally to be appreciated. The property has been well maintained and benefits from gas central heating, UPVC double glazing and has the added attraction of a recently re-fitted kitchen/dining room and south facing garden. The accommodation in more details briefly comprises of: entrance hall, living room, re-fitted kitchen/dining room, two double bedrooms, family bathroom, single garage and south facing rear garden.

- Two Bedroom Modern Semi Detached
- Early Viewing Essential
- Immaculately Maintained
- Living Room
- Re-Fitted Kitchen/Dining Room
- Two Double Bedrooms
- Modern Bathroom
- South Facing Rear Garden
- Single Garage





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

ENTRANCE HALL

LIVING ROOM

17' 9" x 12' 10" (5.41m x 3.91m)

KITCHEN/DINING ROOM

12' 5" x 8' 4" (3.78m x 2.54m)

FIRST FLOOR

BEDROOM ONE

10' 6" x 8' 6" (3.20m x 2.59m)

BEDROOM TWO

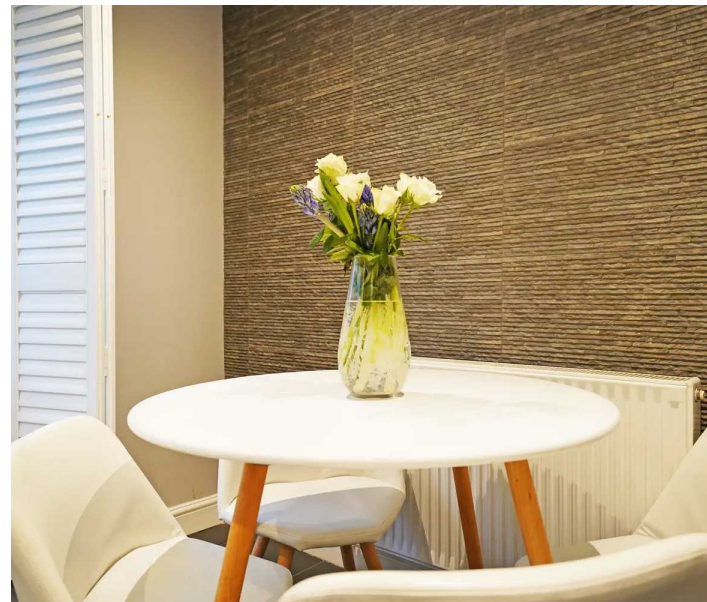
12' 10" x 7' 3" (3.91m x 2.21m)

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m)

TOTAL SQUARE FOOTAGE

59 sq.m (635 sq.ft) approx.





OUTSIDE THE PROPERTY

GARAGE

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

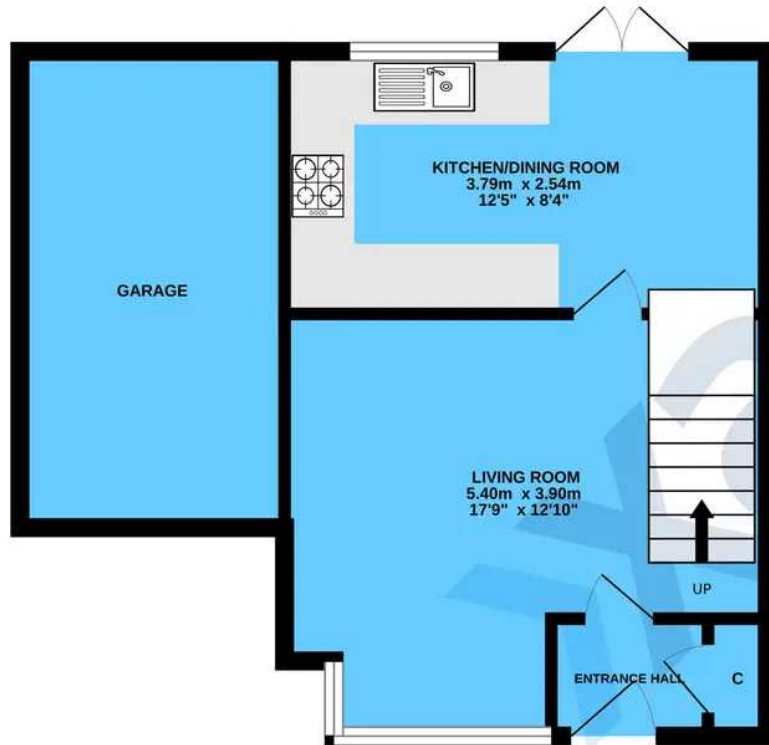
Services - mains gas, electricity and sewers.
Broadband - BT - fibre optic. Loft space - part boarded.

MONEY LAUNDERING REGULATIONS

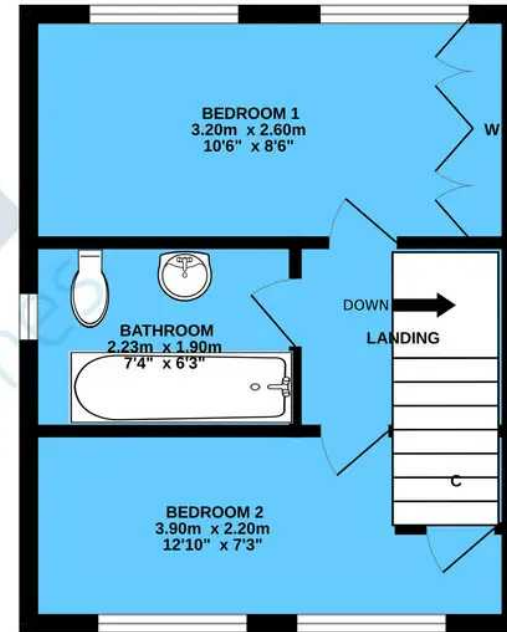
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 59.0 sq.m. (635 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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