



smarthomes

Caldeford Avenue

Monkspath, Solihull, B90 4UE

- A Beautifully Presented Detached Family Home
- Three Bedrooms
- Spacious Double Aspect Lounge
- Re-Fitted Kitchen/Breakfast Room

£430,000

EPC Rating TBC

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 tarmac driveway providing off road parking and extending up to garage and having door leading into

Entrance Hallway

With oak effect flooring, stairs leading to the first floor accommodation and doors leading off to



Dual Aspect L Shaped Lounge

13' 10" (max) x 11' 2" (4.22m x 3.4m) With double glazed window to the front elevation and French doors leading out to the rear garden, coving to ceiling, ceiling light point, two central heating radiators, wall light point and feature fire surround with living flame coal effect gas fire

Re-Fitted Dual Aspect Kitchen/Breakfast Room

16' 11" x 9' 9" (5.16m x 2.97m) Being fitted with a range of contemporary high gloss wall and base units with complementary work surfaces and matching upstands, ceramic sink and drainer unit with mixer tap, integrated full width dishwasher and integrated washing machine, four ring ceramic hob set below combination light and extractor, integrated Bosch oven, central heating radiator, spot lights to ceiling, double glazed window to front elevation, double glazed window to rear garden, wall mounted electrical trip switch fuse board and double glazed door to side access



Accommodation On The First Floor

Landing

With ceiling light point, obscure double glazed window to rear, loft hatch, airing cupboard housing Vaillant central heating boiler and doors leading off to



Bedroom One to Front

9' 11" (min) x 10' 11" (into wardrobe) (3.02m x 3.33m) With double glazed window to front elevation, central heating radiator, ceiling light point and high gloss double fitted wardrobes with hanging rails, shelving and drawers.

Bedroom Two to Front

11' 4" (max) x 11' 2" (into wardrobe) (3.45m x 3.4m) With double glazed window to front elevation, two double fitted high gloss wardrobes with hanging rail and shelving, central heating radiator and ceiling light point

Bedroom Three to Rear

6' 8" x 8' 1" (2.03m x 2.46m) With double glazed window to rear elevation, central heating radiator and ceiling light point





Family Bathroom to Side

Being fitted with a white suite comprising; freestanding vanity wash hand basin with ceramic bowl and mixer taps and shelving below, tiling to splash prone areas, low flush WC, panelled bath with mixer taps and glazed shower screen with chrome shower, inset down lighters, vanity mirror with downlights, chrome heated towel rail, obscure double glazed window to side and slate effect tiling to floor.

Detached Garage

8' 3" x 10' 8" (2.51m x 3.25m) Offering superb potential to extend or convert, with storage to rafters, up and over garage door, power point, ceiling strip light, frosted obscure double glazed window to side and door leading out to

Rear Garden

A well screened rear garden being mainly laid to lawn with retaining brick built wall, panelled fencing to side, paved patio area, well stocked shrubbery borders, raised flower beds, cold water tap, wall light points and side access to the front of the property



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 Nigel Hodges. Current council tax band - D

