



smarthomes

Westgrove Avenue

Monkspath, Solihull, B90 4XN

- A Three Bedroom Semi Detached Property
- Open Plan Dining Area & Kitchen
- Conservatory
- No Upward Chain

£340,000

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 stone chipping fore garden with block paved pathway extending to UPVC double glazed door to enclosed porch and block paved driveway to side providing off road parking extending to electric remote controlled roller shutter garage door and gated side access to rear garden



Enclosed Porch

With double glazed windows and glazed door leading through to

Lounge to Front

13' 8" x 14' 4" (4.17m x 4.37m) With double glazed window to front elevation, open style staircase to first floor accommodation, radiator, fireplace with stone effect hearth and decorative surround, dado rail, ceiling light point and archway leading through to

Dining Area to Rear

7' 0" x 10' 6" (2.13m x 3.2m) With tiled flooring, radiator, ceiling light point, double glazed sliding patio door leading into conservatory and archway opening through to

Kitchen to Rear

10' 6" x 6' 4" (3.2m x 1.93m) Being fitted with a range of wall, drawer and base units incorporating wine rack and glazed display cabinets with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven and grill, dishwasher, space for under-counter fridge, under-cupboard lighting, ceiling light point, decorative flooring and double glazed window to rear



Conservatory

12' 5" x 7' 9" (3.78m x 2.36m) With double glazed windows, double glazed French doors leading out to the rear garden, wall lighting, radiator and door to

Lobby

3' 9" x 5' 10" (1.14m x 1.78m) With door to garage and door to



Guest WC

5' 5" x 3' 11" (1.65m x 1.19m) With low flush WC, wall mounted wash hand basin, ceiling light point, double glazed window to side and space and plumbing for washing machine

Accommodation on the First Floor

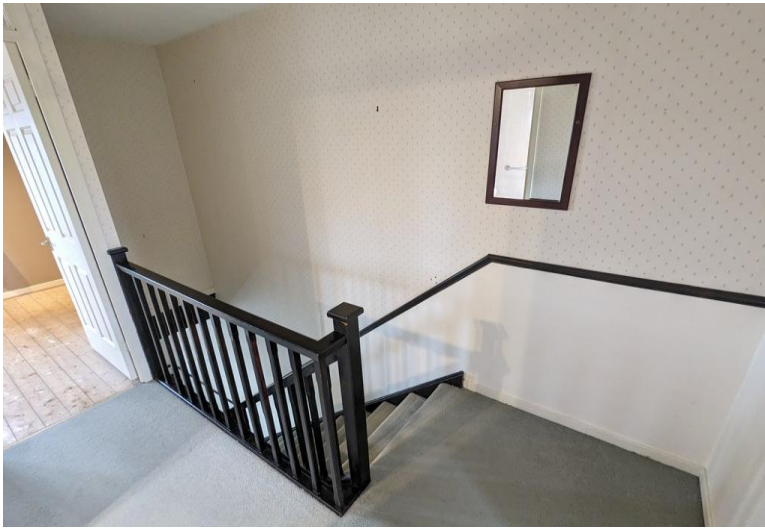
Landing

Having a loft hatch with ladder, ceiling light point, dado rail, airing cupboard and doors leading off to

Bedroom One to Front

13' 9" x 8' 9" (4.19m x 2.67m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding doors





Bedroom Two to Rear

9' 8" x 7' 5" (2.95m x 2.26m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe with mirrored sliding doors

Bedroom Three to Rear

7' 11" x 6' 7" (2.41m x 2.01m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with sliding mirrored doors

Family Bathroom

6' 3" x 7' 5" (1.91m x 2.26m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window radiator and ceiling light point



Rear Garden

Having a paved patio, stone chipping area, paved pathway & seating terrace, mature shrubs and walls, fencing to boundaries and gated side access

Garage

8' 2" x 12' 0" (2.49m x 3.66m) With electric remote controlled roller shutter garage door to driveway, wall mounted boiler, power and lighting

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



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