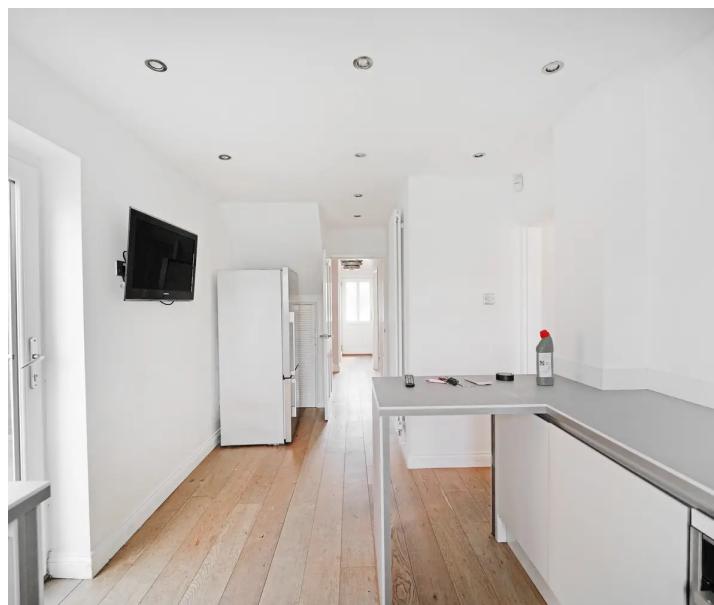




Frankholmes Drive, Shirley

Guide Price £525,000

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## PROPERTY OVERVIEW

We are delighted to present this stunning four-bedroom detached property located on a sought-after road, offering a superb location and the added benefit of no upward chain. Upon entering, you are greeted by an abundance of natural light that flows throughout the property, creating a warm and inviting atmosphere. The entrance hallway seamlessly connects the ground floor accommodation, leading to a spacious living room which is connected to an excellent dining room. Further enhancing the living space is a large conservatory accessed via double doors from the dining room, perfect for relaxing or entertaining guests. The fitted kitchen boasts excellent views of the rear garden, providing a tranquil setting for meal preparations. The first floor comprises four bedrooms, including a large principal bedroom, all serviced by a family bathroom. Outside, the property features a beautiful rear garden predominantly laid with lawn, along with a wide driveway and a 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: E

Tenure: Freehold

- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Abundance Of Natural Light Throughout
- Living Room
- Dining Room & Conservatory
- Fitted Kitchen
- Family Bathroom
- Lawn Rear Garden
- Driveway & Single Garage

## ENTRANCE HALL

### WC

6' 2" x 3' 1" (1.88m x 0.94m)

### LIVING ROOM

14' 4" x 11' 4" (4.37m x 3.45m)

### DINING ROOM

12' 10" x 8' 3" (3.91m x 2.51m)

### CONSERVATORY

13' 11" x 11' 5" (4.24m x 3.48m)

**KITCHEN**

18' 3" x 8' 11" (5.56m x 2.72m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

12' 4" x 8' 11" (3.76m x 2.72m)

**BEDROOM TWO**

12' 0" x 8' 6" (3.66m x 2.59m)

**BEDROOM THREE**

9' 3" x 8' 6" (2.82m x 2.59m)

**BEDROOM FOUR**

11' 10" x 5' 5" (3.61m x 1.65m)

**BATHROOM**

8' 10" x 6' 1" (2.69m x 1.85m)

**TOTAL SQUARE FOOTAGE**

96 sq.m (1033 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE**

16' 0" x 7' 10" (4.88m x 2.39m)

**BEAUTIFUL REAR GARDEN****WIDE DRIVEWAY**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, curtains and blinds and fitted wardrobes in one bedroom.

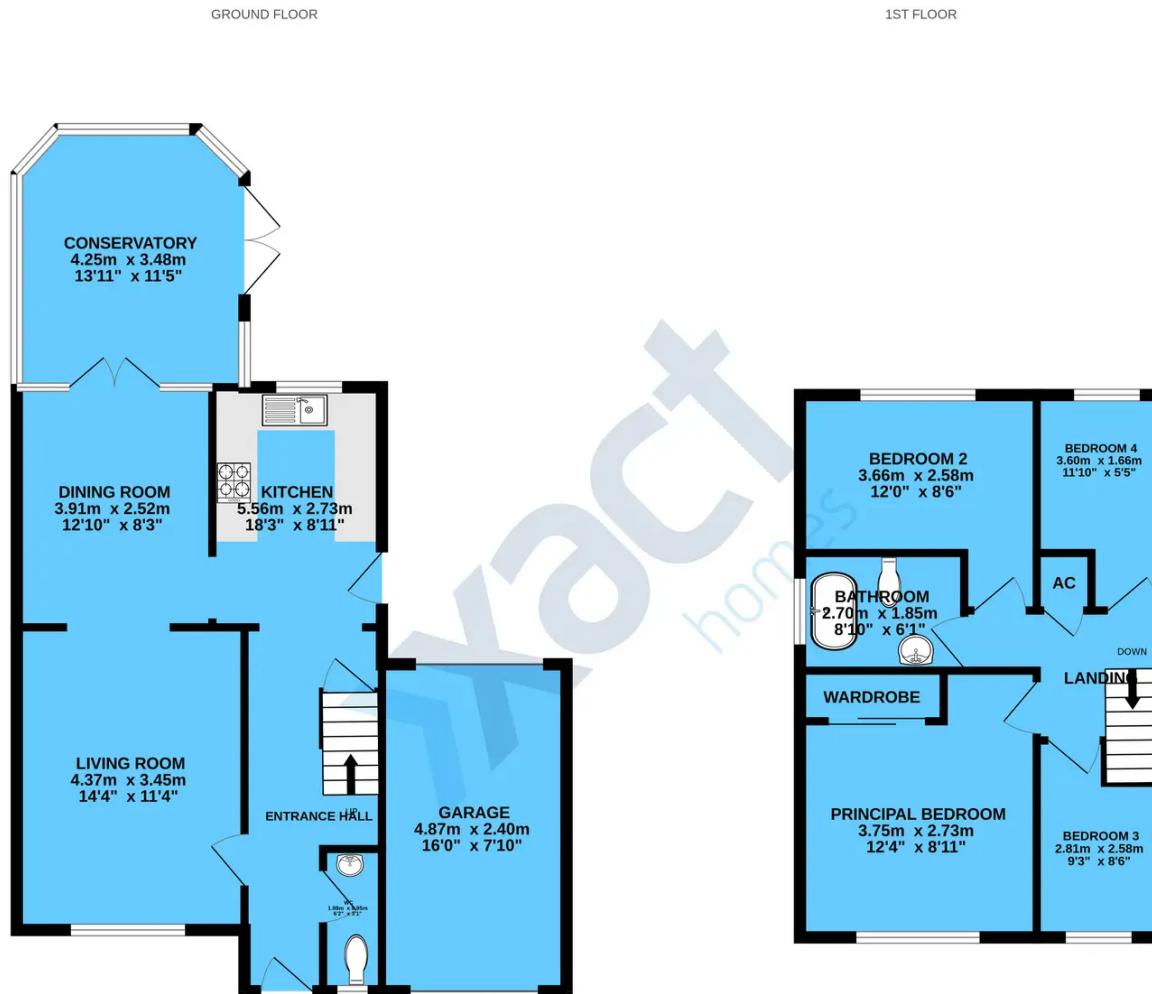
#### **ADDITIONAL INFORMATION**

Services – water meter, mains gas, electricity and sewers. Loft space – boarded with ladder and lighting.

#### **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.





TOTAL FLOOR AREA : 96.0 sq.m. (1033 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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**Xact Homes**

6 The Square, Solihull – B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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