



Timberlake Close, Shirley

Guide Price £525,000







## PROPERTY OVERVIEW

Situated on the popular Monkspath estate, a fantastic opportunity to purchase this four bedroom detached originally built by Clarke Homes. This property is offered to the market with no upward chain and benefits from gas central heating, double glazing and has the added attraction of a South facing garden. The accommodation briefly comprises of: recessed porch, entrance hall, guest cloakroom, lounge, dining room, conservatory, breakfast kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, garage and South facing garden.

- Popular Monkspath Estate
- Four Bedroom Detached
- No Upward Chain
- In Need Of Some Modernisation
- Early Viewing Essential
- Three Reception Rooms
- Breakfast Kitchen
- Ensuite Shower Room & Family Bathroom
- Landscaped Garden & 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

## ENTRANCE HALL

12' 8" x 6' 7" (3.86m x 2.01m)

## WC

4' 8" x 4' 3" (1.42m x 1.30m)

## LOUNGE

15' 9" x 11' 4" (4.80m x 3.45m)

## DINING ROOM

9' 11" x 9' 1" (3.02m x 2.77m)

## CONSERVATORY

9' 8" x 9' 2" (2.95m x 2.79m)

## BREAKFAST KITCHEN

12' 8" x 11' 4" (3.86m x 3.45m)

## UTILITY

8' 9" x 5' 1" (2.67m x 1.55m)

## INTEGRAL GARAGE

16' 4" x 9' 5" (4.98m x 2.87m)







## **FIRST FLOOR**

### **BEDROOM ONE**

14' 6" x 6' 7" (4.42m x 2.01m)

### **ENSUITE**

6' 3" x 5' 7" (1.91m x 1.70m)

### **BEDROOM TWO**

11' 5" x 11' 3" (3.48m x 3.43m)

### **BEDROOM THREE**

11' 2" x 8' 9" (3.40m x 2.67m)

### **BEDROOM FOUR**

9' 5" x 8' 4" (2.87m x 2.54m)

### **BATHROOM**

8' 2" x 5' 7" (2.49m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

109 sq.m (1173 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **SOUTH FACING REAR GARDEN**

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

Integrated oven, integrated hob, extractor, two fridges, dishwasher, washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms, garden shed and greenhouse.

#### **ADDITIONAL INFORMATION**

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

#### **MONEY LAUNDERING REGULATIONS**

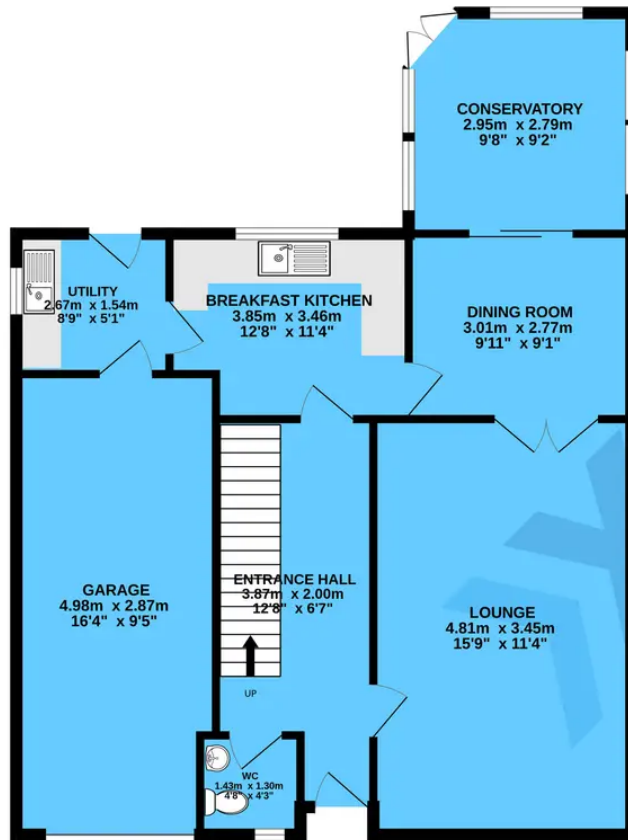
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



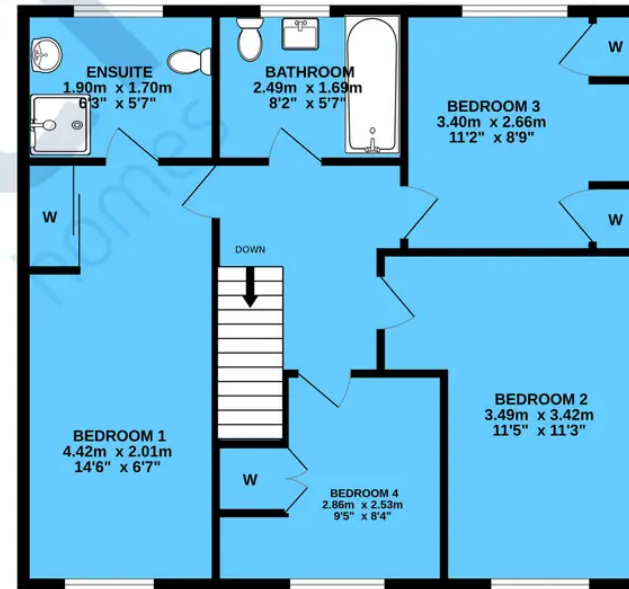




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 109.0 sq.m. (1173 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 • www.xacthomes.co.uk

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