



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Extended & Re-Fitted Dining Kitchen
- En-Suite Shower Room

Elmbridge Drive, Monkspath, Solihull, B90 4YP

Fixed Price £600,000

A beautifully presented detached family home benefitting from four bedrooms, through lounge diner, extended & re-fitted dining kitchen, utility, guest WC, family bathroom, en-suite shower room, home office, South West facing rear garden, garage/store and off road parking.
EPC Rating – 72. Council Tax Band - E



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 lawned fore garden and block paved driveway providing generous off road parking extending to gated access to either side, garage doors to storage and canopy porch with composite front door leading through to





Entrance Hallway

With ceiling light point, radiator, oak flooring, stairs leading to the first floor accommodation, coving to ceiling and doors leading off to



Guest WC

With obscure double glazed window to front, vanity wash hand basin with tiled splashback, low flush WC, wood effect flooring and ceiling light point

Lounge to Front

17' 9" x 11' 9" (5.41m x 3.58m) With double glazed bay window to front elevation, gas fireplace with polished stone surround, ceiling light points, wall lighting, radiator, coving to ceiling and being open plan to



Dining Room to Rear

10' 8" x 9' 8" (3.25m x 2.95m) With double glazed sliding patio doors leading out to the landscaped South West facing rear garden, ceiling light point, wall lighting, ceiling light point, radiator and door leading through to

Re-Fitted Country Style Dining Kitchen to Rear

16' 6" x 12' 11" max (5.03m x 3.94m) Being re-fitted with a range of wall and base units incorporating pan drawers, glazed display cabinets and wine rack, with complementary marble work surfaces and matching upstands, inset sink with mixer tap, Metro style tiling to splashback areas, six ring gas hob with extractor canopy over, inset Neff oven and Bake Off oven, integrated dishwasher and fridge freezer, radiator, hard-wiring for wall mounted television, ceiling light points, feature ceiling beam, oak flooring, double glazed window to rear, double glazed French doors leading out to the rear garden and part glazed door to side

Utility Room

8' 5" max x 11' 2" (2.57m x 3.4m) Having fitted wall and base units, stripped timber work surface, sink and drainer unit, tiling to splashback, space and plumbing for washing machine and tumble dryer, space for fridge freezer, oak flooring, ceiling spot lights, double glazed door to side access, ladder radiator, door to cloaks cupboard and storage and sliding door to garage/store

Accommodation on the First Floor

Landing

With coving to ceiling, ceiling light point, built-in airing cupboard and doors leading off to

Bedroom One to Front

10' 2" x 12' 8" (3.1m x 3.86m) With double glazed window to front elevation, feature panelling, radiator, ceiling light point, coving to ceiling, built-in wardrobes with sliding mirrored doors and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, WC with enclosed cistern and vanity wash hand basin with fitted storage, complementary tiling to walls, Karndean flooring, illuminated vanity mirror and spot lights to ceiling

Bedroom Two to Rear

12' 1" x 8' 2" (3.68m x 2.49m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling, hard-wiring for wall mounted television and opening walk-in wardrobe and dressing area

Walk-in Wardrobe

5' 10" x 5' 9" (1.78m x 1.75m) With wall mounted units, dressing table, hanging rails, shelving, ceiling light point and power points

Bedroom Three to Front

7' 6" x 11' 11" (2.29m x 3.63m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and a range of fitted furniture

Bedroom Four to Rear

9' 6" x 8' 9" (2.9m x 2.67m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Home Office/Study to Side

7' 10" x 5' 1" (2.39m x 1.55m) With obscure double glazed window to side elevation, coving to ceiling, access to loft space and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with centralised taps, thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with fitted storage, fitted mirrored vanity unit, tiling to water prone areas, tiling to walls, Karndean

flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

Garage/Store

6' 1" x 8' 0" (1.85m x 2.44m) Storage room with double garage doors to driveway, ceiling light point, access to loft space and wall mounted Worcester boiler

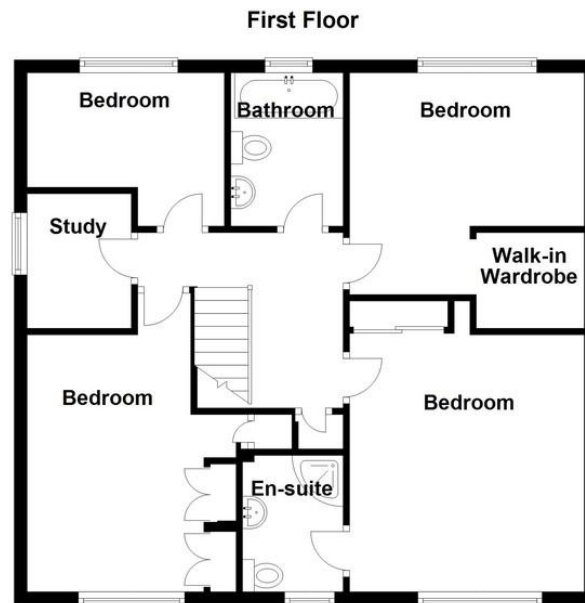
Landscaped South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, external power points and lighting, cold water tap, storage shed, courtesy pathway to side, open views to rear, timber Summer house with decked seating area and raised borders with retaining railway sleepers

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 - E





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