



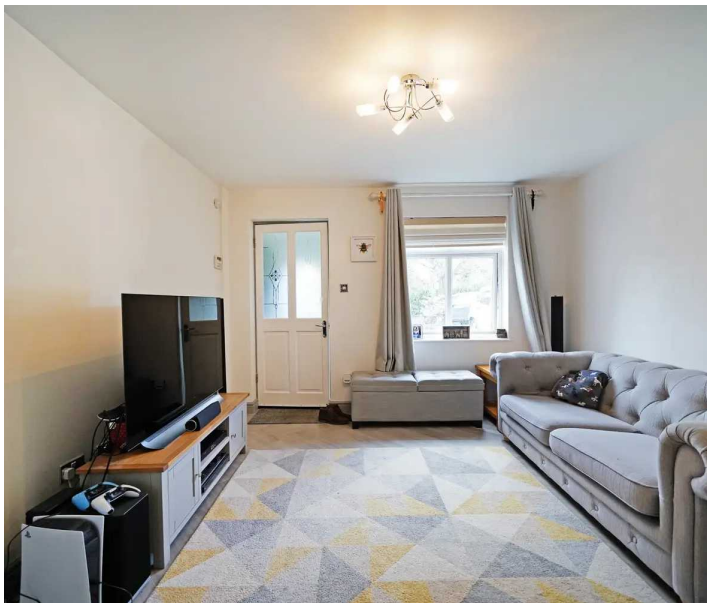
## Rochford Court, Shirley

Guide Price £329,500



## PROPERTY OVERVIEW

Situated in a tranquil cul-de-sac, this charming two-bedroom semi-detached residence presents an excellent opportunity for a first-time purchaser. Boasting a well-designed layout, the main floor comprises a cosy living room and a breakfast kitchen, offering functionality and comfort. Ascend to the upper level to find two generously-sized double bedrooms alongside a modern bathroom, fulfilling all your living needs. The property features a lovely rear garden with a lush lawn and a sizeable patio, perfect for outdoor relaxation and entertainment. Additionally, providing convenience and security, a single garage and a driveway with parking space for two vehicles are also included. With its desirable location and attractive features, this property is the epitome of a comfortable and convenient home. To fully appreciate the appeal of this delightful abode, an early viewing is highly recommended.





#### 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: C

Tenure: Freehold

- Two Bedroom Semi Detached
- Quiet Cul-De-Sac Location
- Ideal For A First Time Purchaser
- Breakfast Kitchen
- Living Room
- Modern Bathroom
- Early Viewing Essential





#### **PORCH**

#### **LIVING ROOM**

15' 11" x 11' 9" (4.84m x 3.59m)

#### **BREAKFAST KITCHEN**

11' 9" x 9' 4" (3.58m x 2.84m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 10" x 8' 10" (3.60m x 2.70m)

#### **BEDROOM TWO**

9' 11" x 7' 7" (3.03m x 2.31m)

#### **BATHROOM**

8' 0" x 4' 6" (2.45m x 1.38m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 69.2 sq.m. = 745 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

#### **GARAGE**

18' 2" x 8' 5" (5.53m x 2.56m)





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

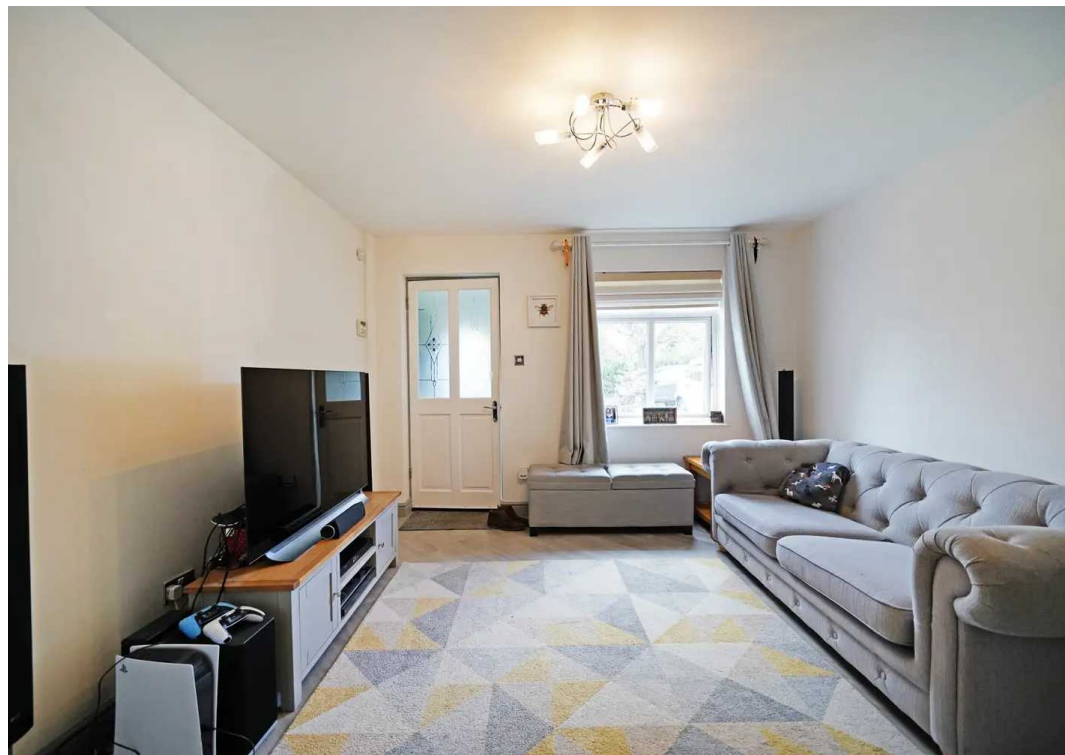
Free standing cooker, Zanussi integrated oven, Zanussi integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in bedroom two and all light fittings.

#### **ADDITIONAL INFORMATION**

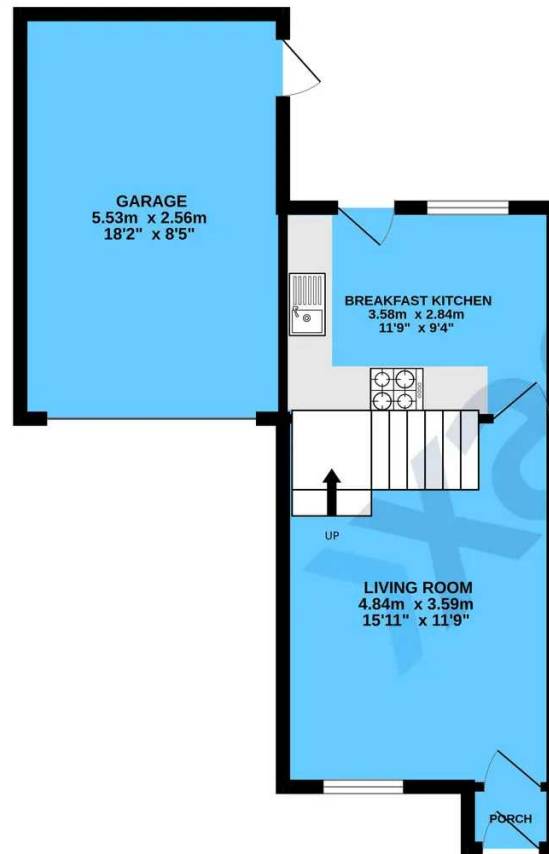
Broadband - Virgin. Loft space - partially boarded with lighting.

#### **MONEY LAUNDERING REGULATIONS**

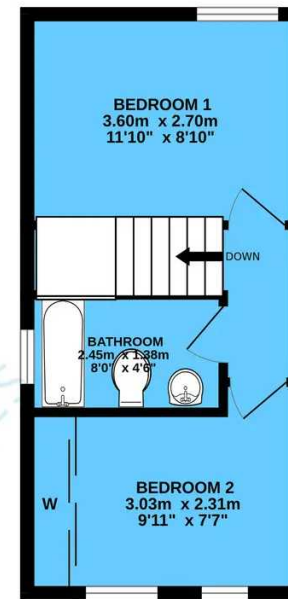
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 69.2 sq.m. (745 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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