



smarthomes

Pebworth Avenue

Monkspath, Solihull, B90 4YR

- A Beautifully Presented Detached Family Home
- Three Bedrooms
- Re-Fitted Dining Kitchen
- Re-Fitted Family Bathroom

Offers Over £450,000

EPC Rating 62

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 part block paved and part tarmac driveway providing off road parking extending to garage door, external lighting and composite front door leading through to



Entrance Hallway

With ceiling spot lights, contemporary radiator, stairs leading to the first floor accommodation, obscure double glazed window to side, attractive herringbone flooring and doors leading off to

Guest WC

4' 8" x 2' 6" (1.42m x 0.76m) With obscure double glazed window to front elevation, low flush WC, corner wash hand basin, Metro style tiling to half height, tiled flooring, spot lights to ceiling and ladder style radiator



Lounge to Front

12' 7" x 11' 3" (3.84m x 3.43m) With double glazed window to front elevation, ceiling light point, radiator, log burner with tiled hearth, attractive herringbone flooring and opening through to

Dining Kitchen to Rear

10' 5" x 15' 7" (3.18m x 4.75m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, under-cupboard lighting, Samsung five ring gas hob and extractor canopy, inset eye-level oven and grill, integrated dishwasher, fridge and freezer, useful storage cupboard, vertical radiator, spot lights to ceiling, attractive herringbone flooring, double glazed window to rear, double glazed door to side and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling spot lights, loft hatch with ladder and doors leading off to

Bedroom One to Front

12' 4" x 8' 5" (3.76m x 2.57m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding doors

Bedroom Two to Rear

8' 8" x 8' 4" (2.64m x 2.54m) With double glazed window to rear elevation, radiator, built-in storage and ceiling light point





Bedroom Three to Front

9' 2" x 6' 1" (2.79m x 1.85m) With double glazed window to front elevation, radiator, ceiling light point and built-in storage area

Family Bathroom to Rear

6' 1" x 5' 8" (1.85m x 1.73m) Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with wall mounted mixer tap, thermostatic shower and glazed screen, low flush WC and floating vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, extractor, ladder style radiator and spot lights to ceiling

Landscaped Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, terrace to rear, fencing and walls to boundaries, access to garage and a variety of mature shrubs, trees and bushes



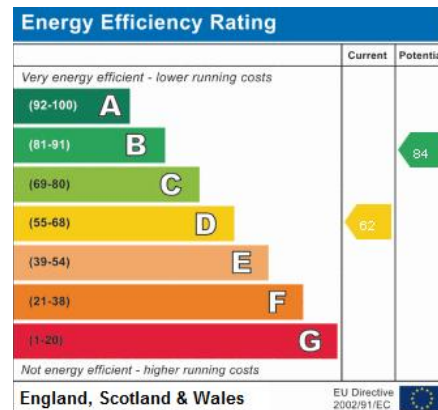
Garage

16' 9" x 7' 6" (5.11m x 2.29m) With garage doors to driveway, ceiling light point, wall mounted Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer and double glazed window to rear



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.