



smarthomes



- An Exceptional Detached Family Home
- Four Bedrooms
- Superb Dining Kitchen
- Two Luxury En-Suite Shower Rooms

Oldberrow Close, Monkspath, Solihull, B90 4LX

Offers Over £625,000

A truly exceptional extended detached family home benefitting from four bedrooms, spacious lounge, sitting/garden room, superb dining kitchen with vaulted ceiling & folding doors opening to landscaped entertaining space & garden, utility room, guest WC, two en-suite shower rooms, family bathroom, garage/storage and off road parking. EPC Rating – 74. 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 situated in a quiet cul-de-sac location and is set back from the road behind a substantial granite block edged tarmac driveway providing off road parking with decorative wrought iron railings extending to illuminated borders and soffits and solid slate threshold with composite front door leading through to



Extended Entrance Hall

With feature window through to lounge, engineered oak flooring, oak staircase leading to the first floor accommodation with feature panelling and glazed balustrade, vertical radiator, coving to ceiling, LED downlighters and contemporary glazed doors leading off to



Spacious Lounge to Front

25' 0" x 11' 4" max (7.62m x 3.45m) With vertical radiators, double glazed bay window to front elevation, engineered oak flooring, coving to ceiling, feature ceiling spot-lights and double glazed French doors leading into

Sitting Room/Garden Room to Rear

11' 4" x 8' 8" (3.45m x 2.64m) Having a feature wall with inset contemporary electric fire, hard-wiring for wall mounted television and feature lighting and modern, aluminium double glazed Crittall style window and French doors leading out to the landscaped entertainment area and garden

Impressive Dining Kitchen to Rear

21' 11" x 17' 7" (6.68m x 5.36m) Being re-fitted with a contemporary German kitchen by Rotpunkt in Bardolia & Snow fall with complementary Corian work surfaces and black mirrored splashback, inset sink with mixer tap, centre island with ample storage, handless pan drawers, over-sized Zug hob with recessed remote controlled extractor above and breakfast bar seating area, inset eye-level Fisher & Paykel double oven, grill and microwave oven, integrated Bosch dishwasher, fridge and freezer, feature vaulted ceiling with triple glazed Velux windows and coloured LED party lighting,

Porcelanosa tiled flooring with under-floor heating, vertical radiator, double glazed full width folding doors opening out to the landscaped entertaining space & garden beyond, larder unit with utility facility and doors leading off to

Low Flush WC

With obscure double glazed window to side, enclosed cistern WC, vanity wash hand basin with storage below, ladder style radiator, tiled flooring and inset passive sensor lighting

Utility Room

8' 2" x 7' 7" (2.49m x 2.31m) With fitted Rotpunkt Bardolia wall units and worktops, inset sink with mixer tap, floating shelving, wall mounted drying/laundry storage, tiled flooring, space and plumbing for washing machine and tumble dryer, door to garage/storage room, vertical radiator and ceiling light points

Accommodation on the First Floor

Landing

With panelling to walls, loft access, inset LED downlighters, built-in storage cupboard containing hot water tank and power shower pumps and doors leading off to

Extended Bedroom One to Front

7' 5" x 18' 2" (2.26m x 5.54m) With double glazed window to front elevation, radiator, coving to ceiling, inset downlighters, bespoke fitted wardrobes and door leading into

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising of; low profile walk-in shower with thermostatic rainfall power shower and additional shower attachment, bespoke vanity area with enclosed cistern WC and vanity wash hand basin with fitted vanity mirror and LED downlighting, complementary tiling to walls and floor, obscure double glazed window to rear and ladder style radiator

Bedroom Two to Front

12' 7" x 12' 8" (3.84m x 3.86m) With double glazed window to front elevation, radiator, coving to ceiling, inset LED downlighters, bespoke fitted wardrobe, feature wall with shelving and bedside lighting and opening to

En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic power shower, enclosed flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator, illuminated vanity mirror and LED downlighters

Bedroom Three to Rear

10' 6" x 9' 0" (3.2m x 2.74m) With double glazed window to rear elevation, radiator, LED downlighters and coving to ceiling

Bedroom Four to Rear

9' 0" x 7' 1" (2.74m x 2.16m) With double glazed window to rear elevation, radiator and LED downlighters

Family Bathroom

Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, enclosed cistern WC and vanity wash hand basin, with complementary tiling to walls, slate effect tiled flooring, obscure double glazed window to side and LED downlighters

Landscaped Rear Garden

Having superb entertaining space with feature Granite patio area, courtesy gate to side, feature pergola to garden room with external power points and lighting and screening, cold water tap, lawned area, raised flower beds and hardstanding for storage shed

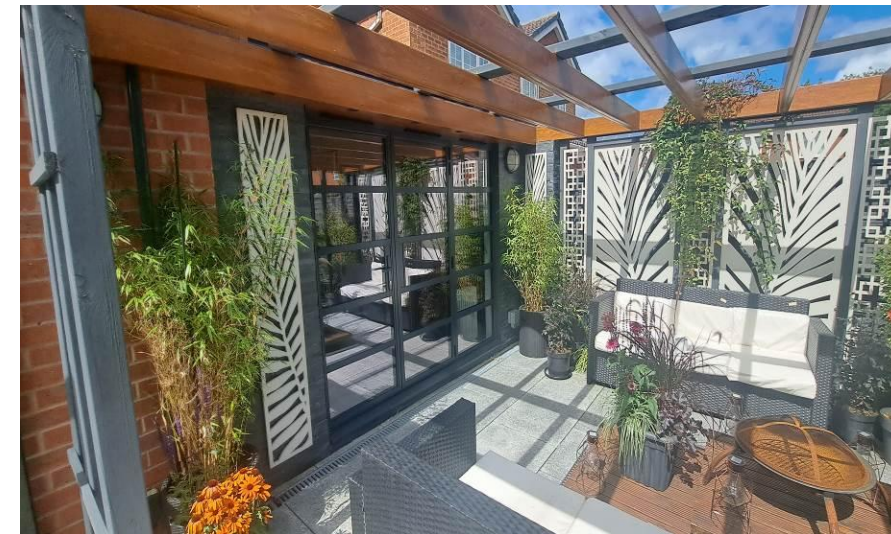
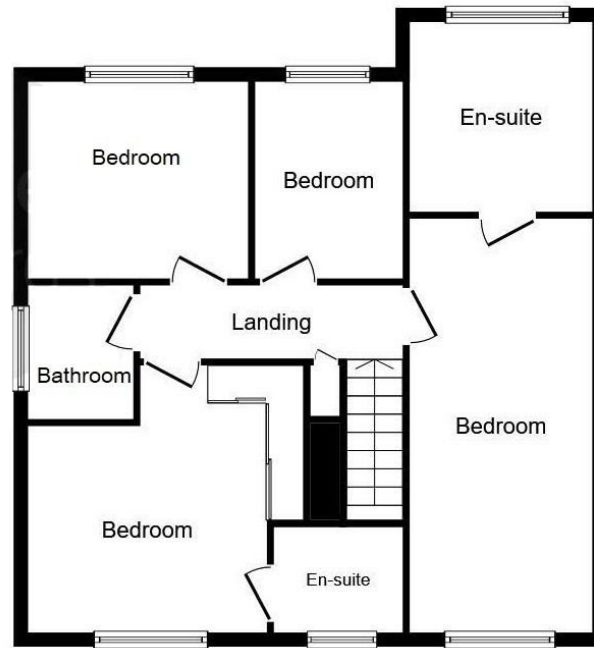
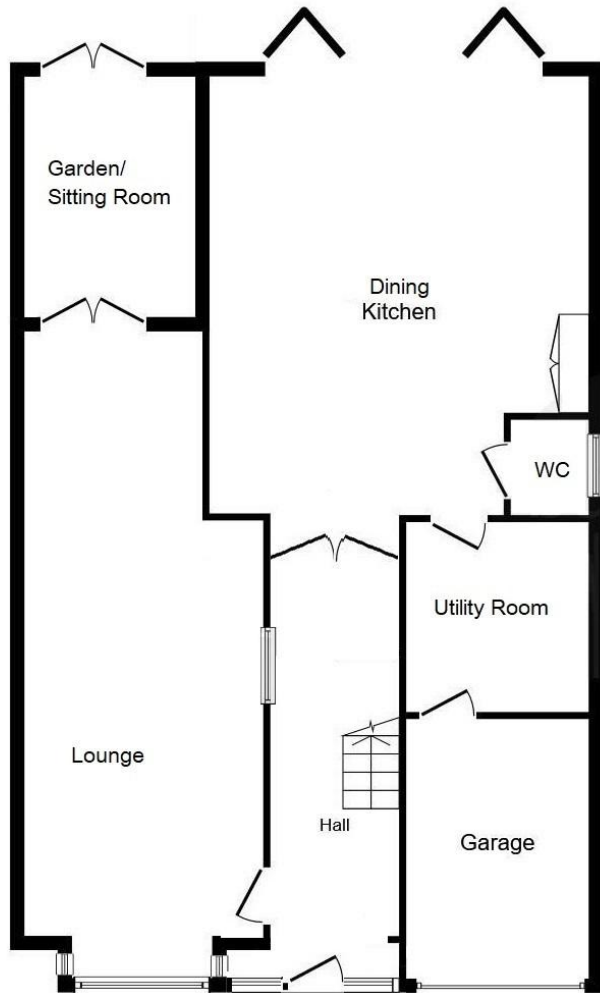
Garage/Store Room

9' 3" x 8' 4" (2.82m x 2.54m) With up and over garage door to driveway, wall mounted Worcester boiler and ceiling strip light

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 - E





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