



Tilesford Close, Monkspath

Guide Price £290,000





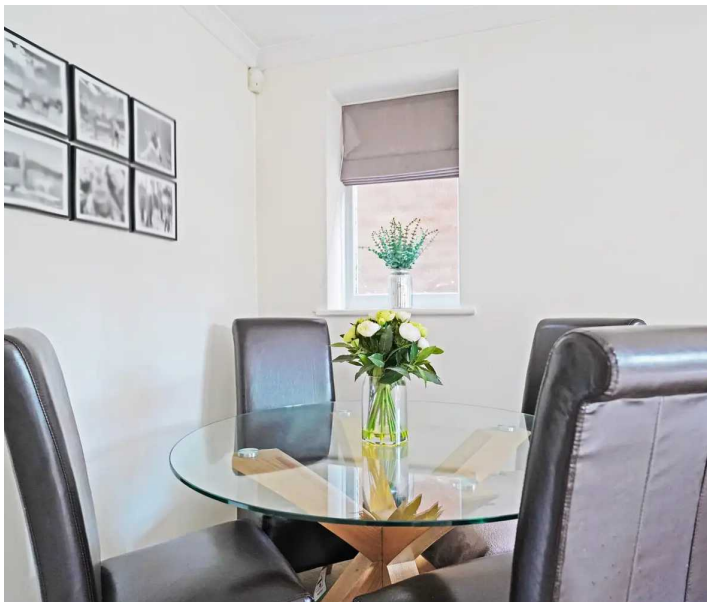
PROPERTY OVERVIEW

Nestled in a peaceful and highly desirable cul-de-sac, this immaculate two-bedroom semi-detached property presents a prime opportunity for first-time buyers or savvy investors seeking a property without the hindrance of an upward chain.

Upon entering, the property greets you with an inviting entrance hallway that seamlessly connects the ground floor accommodations. The ground floor features a spacious living/dining room, perfect for cosy evenings in or entertaining guests. Adjacent lies the modern fitted kitchen, complete with integrated appliances, catering to all your culinary needs.

Ascending to the first floor, you will find two nicely appointed bedrooms, offering ample space and natural light. The bedrooms are complemented by a stylish family bathroom, providing both functionality and relaxation.

Externally, the property is enhanced by a charming low-maintenance rear garden, ideal for outdoor relaxation or hosting gatherings. The garden includes a well-designed patio seating area, offering a perfect al fresco dining spot or a serene outdoor retreat.





Additionally, the property benefits from a driveway capable of comfortably accommodating two vehicles, ensuring convenient parking solutions for residents and guests alike.

Perfectly positioned within a sought-after locale, this property presents a rare opportunity to secure a home in a tranquil setting while being in close proximity to local amenities, schools, and transport links.

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 Property
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Family Bathroom
- Parking For Two Vehicles

ENTRANCE HALLWAY

LIVING / DINING ROOM

14' 10" x 12' 0" (4.51m x 3.65m)

KITCHEN

9' 0" x 5' 9" (2.74m x 1.74m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 8' 10" (3.71m x 2.69m)

BEDROOM TWO

8' 8" x 8' 4" (2.65m x 2.53m)

BATHROOM

6' 8" x 5' 6" (2.04m x 1.67m)

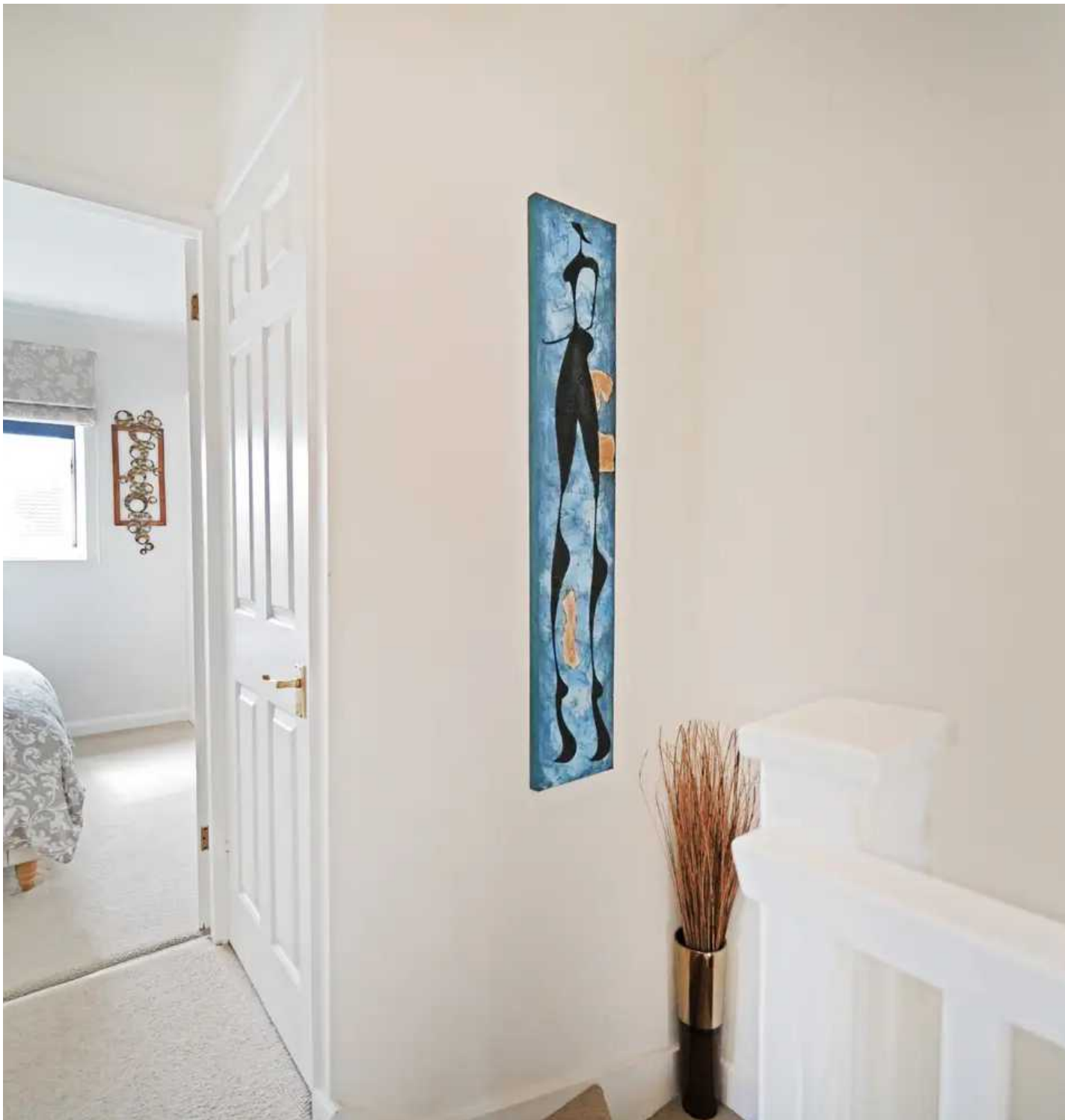
TOTAL SQUARE FOOTAGE

Total floor area: 55.0 sq.m. = 592 sq.ft. approx.

OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

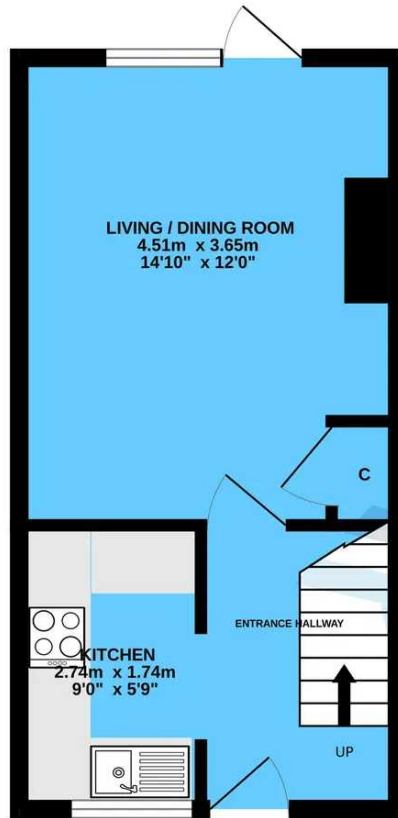
Services - mains gas, electricity and mains sewers.
Broadband - BT.

MONEY LAUNDERING REGULATIONS

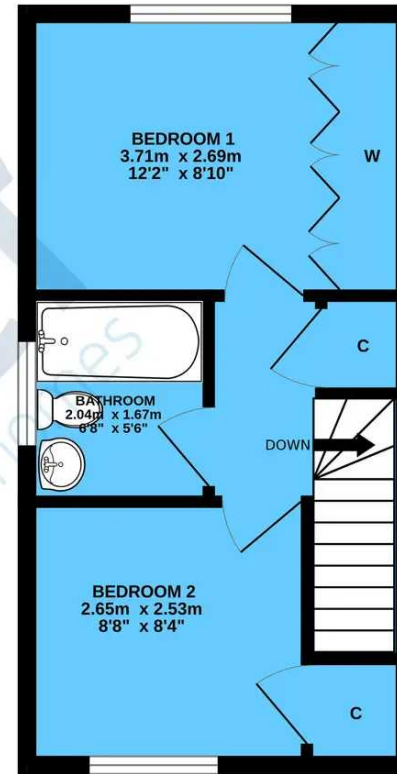
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 55.0 sq.m. (592 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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