

# 32 Monastery Drive

*Solihull, B91 1DW*



FOR SALE  
Ruxton  
THE SQUARE - SOLIHULL  
0121 704 0100  
www.ruxtonproperty.co.uk





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## ***FOUR DOUBLE BEDROOM DETACHED DORMER STYLE BUNGALOW***

- Detached Dormer Style Bungalow
- Four Double Bedrooms & Study
- Prime Solihull Location
- Superb Fitted Breakfast Kitchen & Utility Room
- Spacious Lounge/Diner
- Garage & Large Driveway
- Two Bathrooms
- Beautiful Rear Garden
- No Upward Chain

### **ACCOMMODATION**

A beautifully presented four double bedroom detached dormer style bungalow situated in a prime Solihull location. The excellent family living accommodation briefly comprises; reception hall, spacious lounge/diner, superb fitted breakfast kitchen, utility room, two double bedrooms, shower room/wc, first floor landing, two further bedrooms, family bathroom/wc, study, large driveway, garage and beautiful rear garden. No Upward Chain.



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**RECEPTION HALL**

**SPACIOUS LOUNGE/DINER**

19' 2" x 13' 9" (5.84m x 4.19m)

**SUPERB FITTED BREAKFAST KITCHEN**

14' 3" x 13' 9" (4.34m x 4.19m)

with feature quooker hot water tap

**UTILITY ROOM**

5' 4" x 4' 5" (1.63m x 1.35m)

**BEDROOM ONE**

23' 4" x 10' 9" (7.11m x 3.28m)

**BEDROOM TWO**

12' 4" x 10' 3" (3.76m x 3.12m)

**SHOWER ROOM/WC**

9' 8" x 8' 5" (2.95m x 2.57m)

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**FIRST FLOOR LANDING**

**BEDROOM THREE**

14' 9" x 12' 2" (4.5m x 3.71m)

**BEDROOM FOUR**

10' 3" x 7' 4" (3.12m x 2.24m)

**FAMILY BATHROOM/WC**

10' 3" x 7' 0" (3.12m x 2.13m)

**STUDY**

7' 4" x 5' 5" (2.24m x 1.65m)

**LARGE DRIVEWAY**

**GARAGE**

16' 7" x 8' 8" (5.05m x 2.64m)

**BEAUTIFUL REAR GARDEN**









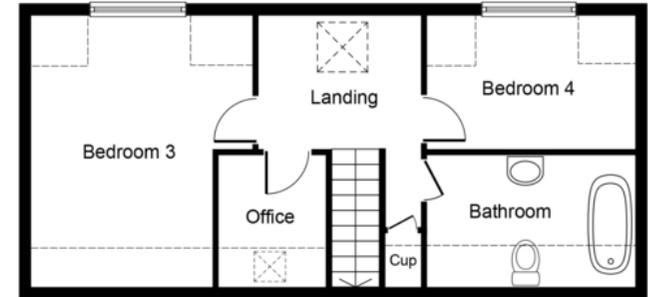
**Offers Over £650,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



**Ground Floor**



**First Floor**

**Approx. Gross Internal Floor Area 1,587 sq. ft. (147.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			