



22 DEANBROOK CLOSE, SHIRLEY, SOLIHULL, B90 4XS

ASKING PRICE OF £395,950

EPC: C Council Tax Band: C



Location

Monkspath is a housing development in Solihull, south-east of Shirley. There is a small shopping centre offering. The site also offers doctors and dentist surgery, a public house 'The Farm', Monkspath Junior and Infant School and a community centre. There is also a park called Hillfield Park with a new playground built in late 2009 and a lake. Monkspath is served by a local bus route into Solihull and the local railway station is Widney Manor Railway station. Just a short drive away is Junction 4 of the M42 offering access to the M6, M1 and M40 which link the property to London and the South.

- Stunning Open Plan Kitchen/Diner
- Two Double Bedrooms
- Utility
- Downstairs WC
- Office Space
- Sought After Location
- Driveway
- Excellent Transport Links



An outstanding extended two double bedroom semi detached house situated in the sought after residential area of Monkspath. Benefitting from gas central heating and double glazing. The accommodation briefly comprises; reception hall, office/study, guest wc, incredibly striking extended open-plan living room/dining room/modern fully fitted breakfast kitchen including bi-fold patio doors and feature fireplace along with large roof lantern, utility room, first floor landing, two good size bedrooms, bathroom/wc, spacious drive to front, garage, pleasant enclosed lawned garden to the rear with patio areas. This property deserves to be viewed to fully appreciate the stunning alterations.



ENTRANCE HALLWAY

GUEST WC

FRONT OFFICE 7' 3" x 7' 10" (2.217m x 2.396m)

OPEN PLAN LOUNGE/DINING ROOM/BREAKFAST

KITCHEN 30' 4" x 19' 8" (9.271m x 6.401m)

UTILITY ROOM 8' 0" x 7' 3" (2.457m x 2.232m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 10" x 8' 1" (4.238m x 2.473m)

BEDROOM TWO 7' 3" x 13' 11" (2.234m x 4.246m)

BATHROOM 7' 3" x 6' 1" (2.223m x 1.861m)

DRIVEWAY

GARAGE

GARDEN



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

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)





Approx. Gross Internal Floor Area 1,231 sq. ft. (114.36 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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