



50 Tilesford Close, Shirley, Solihull, West Midlands, B90 4YF

- Popular Location
- Three Bedrooms
- Re-fitted Ensuite and Bathroom
- Through Lounge/Dining Room

- Breakfast Kitchen
- Conservatory
- Guest WC
- Private Rear Garden

£359,950



To view this property contact Hunters at 40 Station Road, Solihull, B91 3RX
Email: solihull@huntersgroup.co.uk



0121 709 0111



ACCOMMODATION

This well presented, modern detached family home is situated in a popular and convenient location for many of the amenities in Solihull. Within Monkspath there are a selection of local shops off Shelley Crescent near to which there is a Doctors, Dentists and the popular Farm Gastropub. Monkspath Junior and Infant school is just beyond. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. There is easy road access via the A34 to the M42 motorway, NEC, Birmingham International Airport and train station. The property stands back from the road behind a lawn fore garden with tarmacked driveway to the side. Access is gained via a UPVC double glazed door which leads through to the

HALL Plank style laminate flooring, radiator and door through to the lounge and the

GUEST WC Re-fitted white WC, wash hand basin, ceramic tiled walls and tiled floor, radiator and frosted UPVC double glazed leaded light window to the front and trip switch consumer unit.

LOUNGE 14' 9" x 14' 5" (4.5m x 4.39m) Stairs to the first floor, central heating radiator, UPVC double glazed leaded light window to the front, Adams style fireplace surround with marble hearth and backdrop, gas living flame fire and archway through to the

DINING AREA 11' 10" x 8' 4" (3.61m x 2.54m) Plank style laminate flooring, radiator, UPVC double glazed window overlooking the rear garden and door through to the

BREAKFAST KITCHEN 14' 9" x 12' 0 (max)" (4.5m x 3.66m) Ample space for breakfast table, tiled floor, radiator, re-fitted Walnut style base, wall and drawer units, granite effect work surfaces and tiled splash backs, integrated Neff dishwasher, double oven, four ring gas hob, integrated fridge and freezer, wall mounted Worcester Bosch central heating boiler, one and a quarter sink drainer unit with mixer tap, ceramic tiled splash backs, UPVC double glazed window to the rear and UPVC double glazed double doors through to the

CONSERVATORY 11' 0" x 9' 1" (3.35m x 2.77m) Double glazed roof with electric opening window, UPVC double glazed windows to the sides and rear, French doors out onto the patio, tiled floor and wall mounted electric heater.

FIRST FLOOR LANDING Loft hatch, airing cupboard with hot water tank and shelf over.

BEDROOM ONE 13' 1" x 8' 6" (3.99m x 2.59m) UPVC double glazed leaded light window to the front, central heating radiator and door through to the

RE-FITTED ENSUITE SHOWER 8' 5" x 2' 5" (2.57m x 0.74m) Frosted UPVC double glazed window to the side, feature tiled splash backs and tiled flooring, vanity unit with wash hand basin and mixer tap, shower cubicle with thermostatic shower and rain head above, LED down lights, chrome heated towel rail.

BEDROOM TWO 10' 7" x 8' 6" (3.23m x 2.59m) UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE 7' 0 (min)" x 6' 0" (2.13m x 1.83m) UPVC double glazed leaded light window to the front, central heating radiator.

RE-FITTED BATHROOM 6' 3" x 5' 4" (1.91m x 1.63m) Frosted UPVC double glazed window to the rear, LED down lights, re-fitted white suite with WC, wall mounted vanity unit with feature bowl basin, B shaped shower/bath with thermostatic shower over, chrome ladder style heated towel rail, tiled floor and feature tiled walls.

GARAGE Up and over door, light and power.

REAR GARDEN South Westerly facing with a private aspect to the rear being mainly laid to lawn with flower and shrubbery borders, walled and fenced boundaries, paved patio area, cold water tap and gated side passage.



GENERAL INFORMATION

VIEWING Solihull office – Tel: 0121 709 0111

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



Awaiting Floor Plan

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

