



smarthomes

Highdown Crescent

Monkspath, Solihull, B90 4TY

- A Beautifully Presented Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Delightful Conservatory

£419,950

EPC Rating '63'

Council Tax Band - D





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is packed with an array of popular major retail names and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large super stores like Waitrose, Asda, Sainsburys, Morrisons and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations. There are local shops situated within Monkspath off Shelley Crescent near to which is Doctors Surgery, Dentist and The Farm a popular gastro pub.



The property occupies a corner position and stands back from the road behind a tarmac driveway with landscaped flower beds, external lighting and UPVC double glazed door with frosted side windows leading into

Enclosed Porch

With tiled flooring, ceiling down lights and part glazed door leading through to

Entrance Hall

With coving to ceiling, dado rail, radiator, airing cupboard housing Worcester Bosch central heating boiler and door to



Lounge to Front

17' 1" x 10' 9" (5.21m x 3.28m) With UPVC double glazed leaded light bow window to front elevation, coving to ceiling, ceiling rose, dado rail and feature fireplace surround with marble hearth and backdrop and electric flame effect fire

Kitchen

10' 2" x 8' 5" (3.1m x 2.57m) With a range of matching base, wall and drawer units with granite effect roll top work surface, ceramic tiled splash back, one and a quarter sink and drainer unit with mixer tap, plumbing for washing machine, gas cooker point, integrated fridge and freezer, wall mounted radiator, laminate flooring, coving to ceiling and opening through to



Delightful Conservatory

11' 8" x 11' 7" (3.56m x 3.53m) With tinted polycarbonate roof, ceiling light and fan, UPVC double glazed windows overlooking the rear garden, French door to side, laminate flooring, radiator, fitted base units with roll top work surface and double doors to side

Bedroom One to Rear

10' 5" x 10' 2" (3.18m x 3.1m) With UPVC double glazed leaded light window to rear elevation, wall mounted radiator, fitted wardrobe with storage cupboards over and built in wardrobes with sliding doors

Bedroom Two to Front

10' 5" x 10' 2" (3.18m x 3.1m) With UPVC double glazed leaded light bow window to front elevation, wall mounted radiator, fitted bedroom suite with ample wardrobes and storage cupboards over bed space





Bathroom to Rear

7' 3" x 6' 3" (2.21m x 1.91m) Being fitted with a white suite comprising Heritage wash hand basin, WC with concealed cistern and panelled bath with Mira shower over, ceramic tiled splash-backs, radiator, wall light, shaver point, ceiling down lights and frosted UPVC double glazed windows to rear

Covered Side Passage

With ceiling light point and doors to rear and front elevation

Rear Garden

With re-laid patio area, shaped lawn with flower borders, further paved terrace with cold water tap and panelled fencing to boundaries, the garden extends to the side with further laid lawn and fenced boundaries extending to garage



Garage

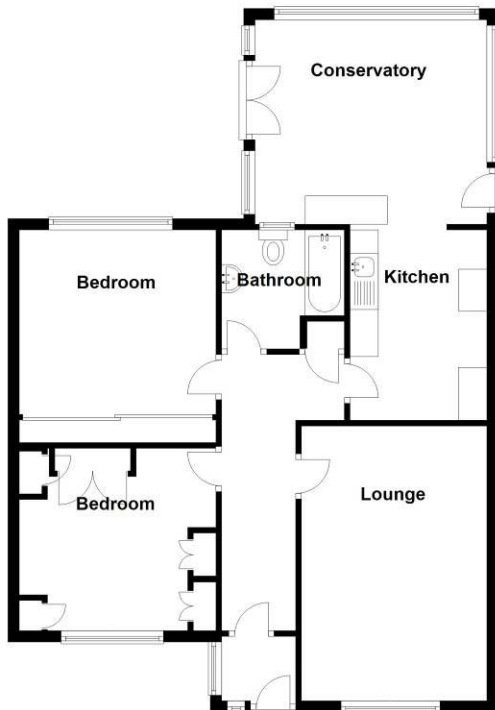
With door to rear, up and over door, light and power

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Council Tax Band – D.

Ground Floor

Approx. 79.9 sq. metres (860.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements