

» Spacious Four Bedroom Detached

» Popular Monkspath Estate

» Quiet Cul-De-Sac Location

» Immaculately Maintained

» Early Viewing Essential

» Extended Dining Room & Breakfast Kitchen

» Large UPVC Double Glazed Conservatory

» Family Bathroom

» Garage

PROPERTY OVERVIEW

Situated on the popular Monkspath estate, an ideal opportunity to purchase this spacious four bedroom extended detached which must be viewed internally to be appreciated. This property offers good spacious family accommodation and benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, spacious living room, dining room, UPVC double glazed conservatory, extended breakfast kitchen, downstairs WC, four double bedrooms, family bathroom, garage and easy maintained private garden.

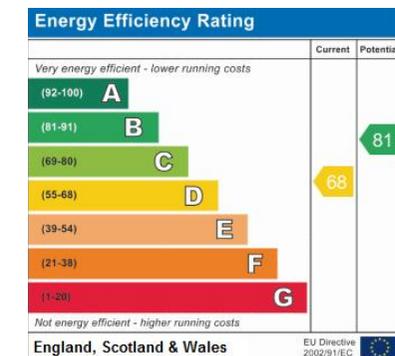
PROPERTY LOCATION

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, 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 E |
| TENURE | Freehold |
| SERVICES | Mains gas, electricity and sewers |
| BROADBAND | BT - Fibre optic |
| LOFT SPACE | With ladder and lighting |
| GARDEN | North facing |

ITEMS INCLUDED IN THE SALE

Candy integrated oven, Candy integrated hob, extractor, Candy fridge freezer, Hotpoint dishwasher, all carpets, some blinds, fitted wardrobes in bedrooms one and three and some light fittings



ENCLOSED PORCH

ENTRANCE HALL

5' 2" x 3' 8" (1.60m x 1.14m)

LIVING ROOM

26' 2" x 10' 9" (8.00m x 3.29m)

DINING ROOM

11' 3" x 9' 6" (3.44m x 2.90m)

CONSERVATORY

16' 0" x 13' 8" (4.90m x 4.19m)

BREAKFAST KITCHEN

19' 4" x 11' 3" (5.90m x 3.43m)

WC

8' 0" x 2' 11" (2.46m x 0.89m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 11' 1" (3.65m x 3.38m)

BEDROOM TWO

11' 11" x 11' 10" (3.65m x 3.63m)

BEDROOM THREE

11' 11" x 7' 4" (3.64m x 2.24m)

BEDROOM FOUR

8' 10" x 8' 2" (2.71m x 2.49m)

BATHROOM

8' 7" x 5' 11" (2.63m x 1.81m)

OUTSIDE THE PROPERTY

GARAGE

17' 10" x 7' 10" (5.45m x 2.41m)

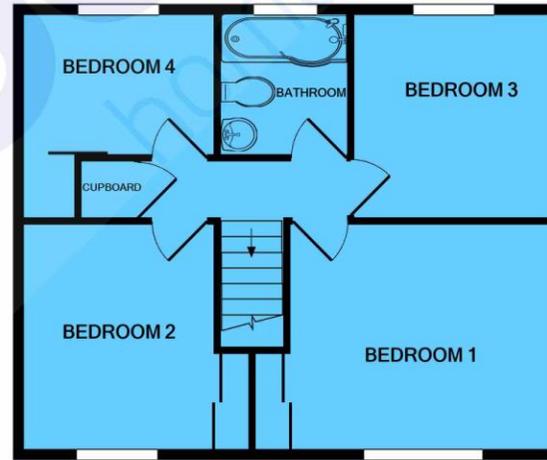
NORTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

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. 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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