



smarthomes

Shelly Crescent

Monkspath, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Shower Room
- Landscaped South Facing Rear Garden
- Two Allocated Parking Spaces

OIRO £325,000

Current EPC Rating 74 (C)
Current Council Tax Band D





Property Description

This is a beautifully presented and extended family home situated in a most convenient location. Access to the property is via a welcoming entrance hall which leads into a lovely modern re-fitted kitchen, a useful guest W.C and into a spacious extended lounge/diner with a feature log burner effect gas fire and French doors leading to the landscaped South facing rear garden with a 6ft x 6ft pent shed. On the first floor there is a lovely master bedroom with a variety of fitted furniture, two further bedrooms and a re-fitted family shower room with dual showerhead 10Kw electric shower. The property further benefits from two allocated side by side parking spaces

Monkspath is situated on the edge of Shirley and open countryside, with easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store



Rooms & Measurements

Re-Fitted Kitchen to Front - 3.7m x 2.3m (12'1" x 7'6")

Lounge Diner to Rear – 7.2m x 4.6m max (23'7" x 15'1" max)

Guest W.C

Bedroom One to Rear - 3.8m x 2.6m (12'5" x 8'6")

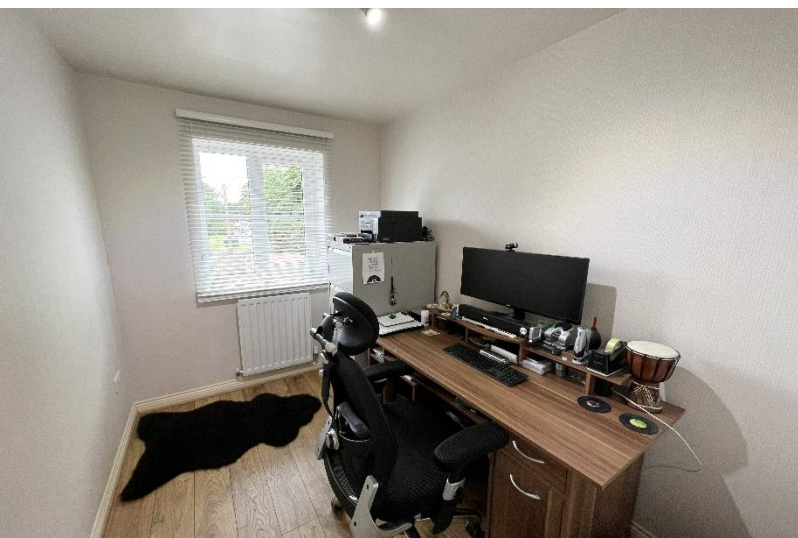
Bedroom Two to Front - 2.9m x 2.6m (9'6" x 8'6")

Bedroom Three to Rear - 2.7m x 1.9m (8'10" x 6'2")

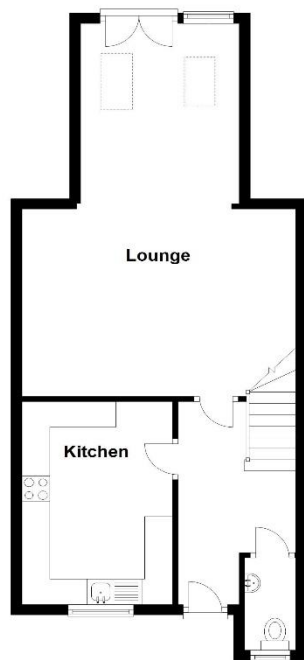
Re-Fitted Shower Room to Front – 1.9m x 1.8m (6'2" x 5'10")

Tenure

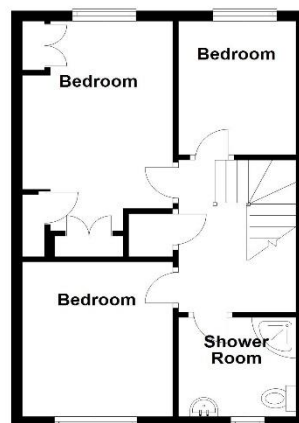
We are advised by the vendor that the property itself is freehold and that the courtyard and parking spaces are leasehold with 975 years remaining on the lease and an annual service charge of £333.18 which covers gardening, maintenance and insurance. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor



First Floor



Total area: approx. 87.4 sq. metres (940.3 sq. feet)

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Shirley
Solihull
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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 are advised to recheck the measurements.