



smarthomes

## Kettlebrook Road

Monkspath, Solihull, B90 4YL

- A Well Maintained Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Private West Facing Rear Garden

**£485,000**

EPC Rating - 64

Current Council Tax Band - E





## Property Description

Situated in this very popular location with easy 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

The property is set back from the road behind a block edged tarmac driveway providing ample off road parking with laid lawn areas, planted shrubs and a block paved pathway leading to a UPVC double glazed door leading into



### Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, light point and a further UPVC double glazed door leading to

### Entrance Hallway

With ceiling light point, radiator, loft access, two useful storage cupboards and doors leading off to



### Spacious Lounge/Diner to Rear

17' 0" x 14' 1" (5.2m x 4.3m) With a brick fireplace with gas fire, two wall mounted radiators, wall and ceiling light points, opening to kitchen, a UPVC double glazed window to rear elevation and UPVC double glazed French doors leading to

### Conservatory

9' 10" x 9' 10" (3m x 3m) With double glazed windows, tiled flooring, wall lighting and double glazed French doors leading out to the rear garden



### Fitted Kitchen to Rear

10' 5" x 10' 5" (3.2m x 3.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, ceiling light point, wall mounted gas central heating boiler, part glazed wooden door to side and a double glazed window to the rear aspect



### Bedroom One to Front

10' 5" x 9' 6" (3.2m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and a range fitted wardrobes

### Bedroom Two to Front

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and built in wardrobes



**Shower Room to Side**

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wall and ceiling light points and an obscure double glazed window to the side elevation

**Private West Facing Rear Garden**

Being mainly laid to lawn with paved patio area, gated side access, well stocked borders, exterior lighting and panelled fencing to boundaries



**Detached Double Garage**

17' 8" x 14' 1" (5.4m x 4.3m) With an electric up and over door for vehicular access, ceiling light point and courtesy door to side

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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. 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 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.