



smarthomes

Shelly Lane

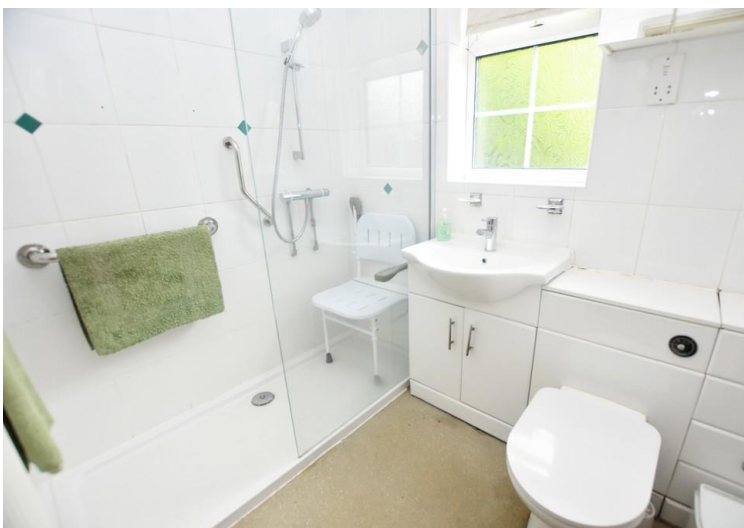
Monkspath, Solihull, B90 4EJ

- An Extended Semi Detached Property
- Five Bedrooms
- Ground Floor Bedroom With Shower Room
- No Upward Chain

Offers Over £500,000

EPC Rating 57

Current Council Tax Band D





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 approached via a gated driveway extending to garage and paved pathway leading to double glazed door giving access to

Hallway

With ceiling light point, central heating radiator, wall mounted fuse box and doors leading off to



Utility Room

7' 9" x 5' 3" (2.36m x 1.6m) With double glazed window to side elevation, ceiling light point, wall mounted alarm box, half tiled surround and central heating radiator.

Extended Lounge Diner

33' 7" x 11' 5" (10.24m x 3.48m) With double glazed window to the front and double glazed patio doors to the rear garden, gas fire place with back boiler, two central heating radiators, two wall light points and three ceiling light points

Kitchen Diner

12' 4" x 12' 1" (3.76m x 3.68m) Being fitted with a range of wooden wall and base units with work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, breakfast bar, built-in electric Indesit four ring hob with extractor over, built-in electric double oven, central heating radiator, tiled flooring, coving to ceiling, ceiling light point and double glazed window to the side.

Bedroom to Rear

8' 4" x 11' 3" (2.54m x 3.43m) With double glazed window to rear elevation, central heating radiator, ceiling light point and door leading to

En Suite Shower Room

6' 6" x 5' 3" (1.98m x 1.6m) Being fitted with a white suite comprising of walk-in oversized shower enclosure with thermostatic rainfall shower and glazed shower screen, tiling to walls, low flush WC and wash hand basin set into vanity unit with storage beneath, obscure double glazed window to side, central heating radiator and ceiling light point.

Accommodation On The First Floor

Landing

With ceiling smoke alarm detector, ceiling light point, two separate loft hatches and doors leading off to

Bedroom One to Front

10' 6" x 11' 6" (3.2m x 3.51m) With double glazed window to front elevation, central heating radiator and ceiling light point

Bedroom Two to Front

12' 3" x 8' 3" (3.73m x 2.51m) With double glazed window to front elevation and further double glazed window to side, central heating radiator, three sets of wooden panelled fitted wardrobes and ceiling light point





Bedroom Three to Rear

9' 7" x 11' 6" (2.92m x 3.51m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Four to Rear

8' 4" x 9' 4" (2.54m x 2.84m) With double glazed window to rear elevation, central heating radiator, built-in wooden wardrobes and ceiling light point

Family Bathroom to Rear

5' 4" x 8' 2" (1.63m x 2.49m) Being fitted with a three piece white suite comprising; Jacuzzi style bath with electric shower over, low flush WC and wash hand basin set into vanity unit with storage beneath, tiling to walls and floor, obscure double glazed window to side, spot lights to ceiling and central heating radiator.

Rear Garden

Having a large patio area with shrubbery border to rear, further lawned area, tandem double garage with off road parking to front



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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(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. 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.