



smarthomes

Tilesford Close

Monkspath, Solihull, B90 4YF

- A Detached Family Home Benefiting from No Upward Chain
- Three Double Bedrooms
- Fitted Kitchen
- Open Plan Lounge/Diner

£400,000

EPC Rating - 67

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 set back from the road behind a tarmac driveway providing off road parking extending to double glazed door leading into

Entrance Hallway

With part-tiling to floor, central heating radiator and door through to



Guest W.C

With low flush WC, wash hand basin with tiled splashback, obscure double glazed window to side, alarm panel, electrical consumer board, ceiling light, tiling to floor and corniced coving.

Fitted Kitchen to Front

14' 5" x 6' 2" (4.4m x 1.9m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with electric oven beneath and extractor over, plumbing for dishwasher, tiling to floor, central heating radiator, cupboard housing Vaillant central heating boiler, obscure double glazed door to side elevation and double glazed window to front



Open Plan Lounge/Diner to Rear

18' 0" x 15' 8" (max) (5.5m x 4.8m) With double glazed window to rear elevation and aluminium framed double glazed sliding patio door to rear, two central heating radiators, two ceiling light points, living flame gas fire with marble hearth, surround and inlay, TV aerial point and stairs leading off to the first floor.



Landing

With ceiling light point, loft hatch, airing cupboard and doors leading off to

Bedroom One to Front

11' 5" x 8' 2" (3.5m x 2.5m) With double glazed window to front elevation, central heating radiator, ceiling light point and built-in wardrobes with sliding mirror fronted doors



En-Suite Shower Room

Being fitted with a white suite comprising of; shower cubicle with thermostatic shower over and bi-folding glazed door, shaver socket, low flush WC and wash hand basin enclosed into vanity unit, central heating radiator, complementary tiling to walls and floor, ceiling light and obscure double glazed window to front.

Bedroom Two to Rear

7' 2" x 9' 6" (2.2m x 2.9m) With double glazed window to rear elevation, ceiling light point, central heating radiator and range of built-in wardrobes and built-in vanity area with drawers



Bedroom Three to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, central heating radiator, ceiling light point, built-in wardrobes and built-in vanity area with drawers

Family Bathroom to Side

5' 6" x 5' 6" (1.7m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachments over, low flush WC and wash hand basin with mixer tap over, tiling to walled areas, tiled flooring, ceiling light, central heating radiator, shaver socket and obscure double glazed window to side



Rear Garden

Being mainly laid to lawn with paved patio area, timber potting shed, fencing to boundaries and a variety of mature shrubs and bushes

Garage

16' 8" x 8' 2" (5.1m x 2.5m) Having a metal up-and-over door, ceiling light, plumbing for washing machine and electric power points.

Tenure

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



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	67	82
	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 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.