



smarthomes

## Rochford Court

Monkspath, Solihull

- A Well Presented Two Bedroom Family Home
- Fitted Kitchen/Diner & Re-Fitted Shower Room
- West Facing Rear Garden
- Side Garage & Driveway Parking

**£310,000**

Current EPC Rating - D  
Current Council Tax Band - C







## Property Description

A modern style semi-detached property situated in a cul-de-sac location in the most popular area of Monkspath. Offers accommodation comprising porch, lounge, breakfast kitchen, two bedrooms, shower room, West facing rear garden, side garage and driveway parking

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

Lounge to Front 4.78m x 3.56m (15'8" x 11'8")

Breakfast Kitchen to Rear 3.56m x 2.64m (11'8" x 8'8")

Bedroom One to Front 3.58m x 2.29m (11'9" x 7'6")

Bedroom Two to Rear 3.05m min x 2.67m (10'0" min x 8'9")

Shower Room to Side 2.67m x 1.32m (8'9" x 4'4")

Side Garage

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

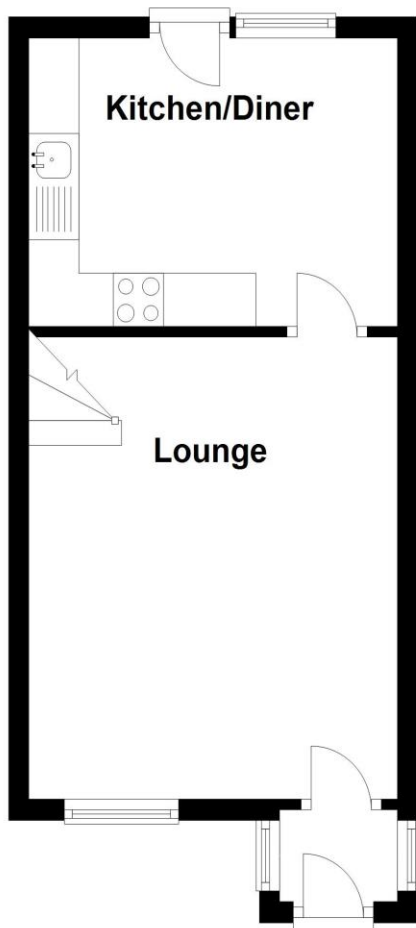
EPC supplied by Nigel Hodges.

Current council tax band – C

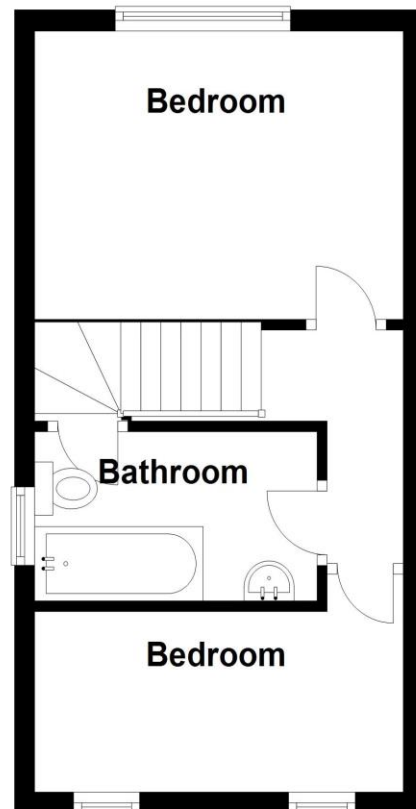




**Ground Floor**



**First Floor**



Total area: approx. 53.7 sq. metres (578.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.