



smarthomes

Friary Avenue

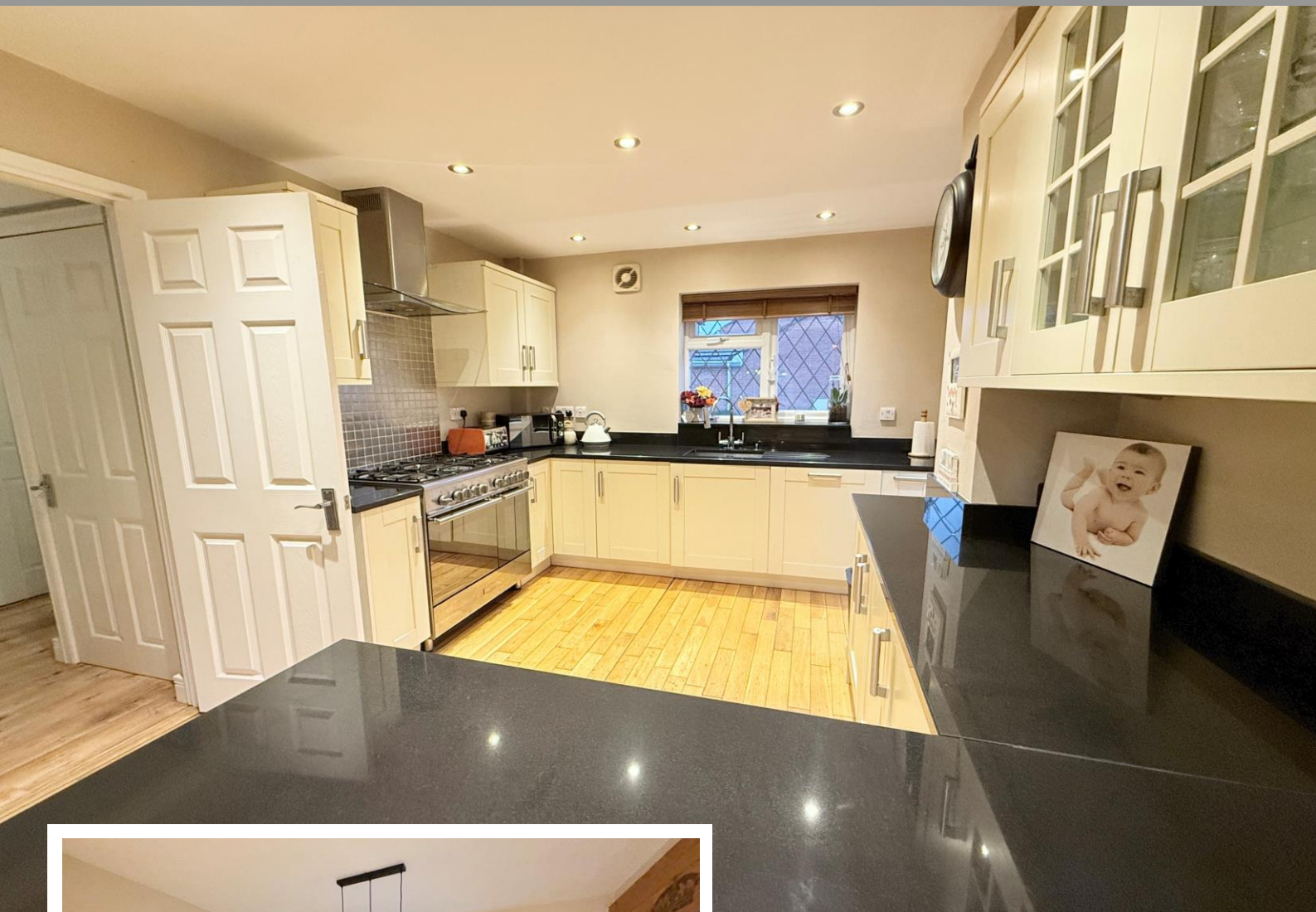
Monkspath, Solihull

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen/Diner, Spacious Lounge & Dining Room
- Rear Garden, Detached Garage & Ample Driveway Parking
- Home Office, Utility Room & Spacious Family Bathroom

£625,000

Current EPC Rating - C
Current Council Tax Band - E

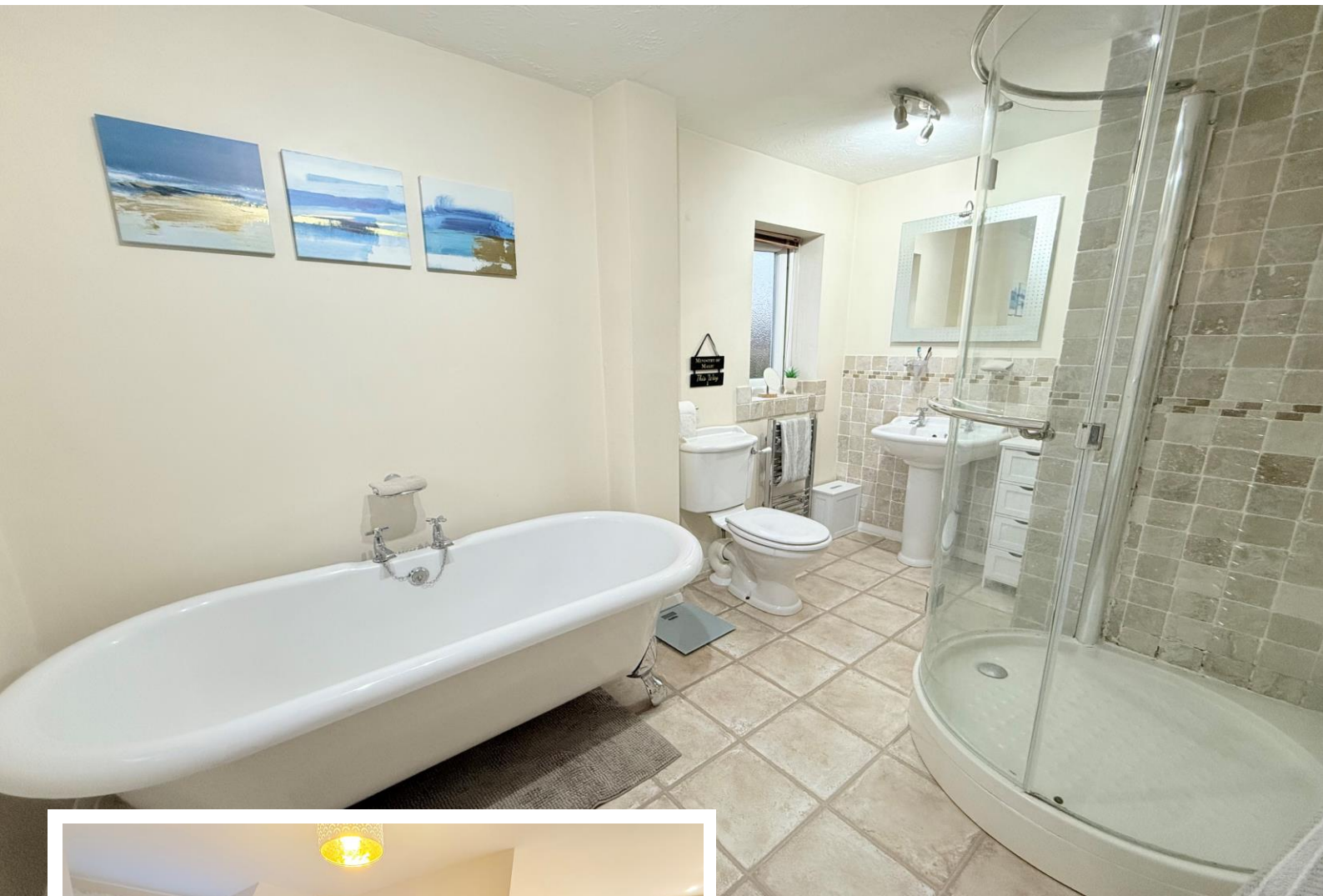




Property Description

A spacious detached family home situated in a generous plot in a discreet cul-de-sac location. Offering accommodation comprising a spacious lounge, dining room/play room, open plan family kitchen/diner, utility room, home office, guest W.C, four bedrooms, spacious family bathroom, rear garden, detached garage and ample 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

- Spacious Lounge to Front 5.26m x 3.84m (17'3" x 12'7")
- Dining Room/Play Room to Rear 4.37m x 3.48m (14'4" x 11'5")
- Dual Aspect Family Dining Kitchen 6.15m x 3.23m (20'2" x 10'7")
- Utility Room 5.23m max x 2.08m (17'2" max x 6'10")
- Home Office to Rear 2.9m x 1.93m (9'6" x 6'4")
- Bedroom One to Front 5.28m max x 4.42m max (17'4" max x 14'6" max)
- Bedroom Two to Rear 3.58m x 2.57m (11'9" x 8'5")
- Bedroom Three to Rear 4.04m x 2.49m (13'3" x 8'2")
- Bedroom Four to Front 3.45m x 1.73m min (11'4" x 5'8" min)
- Re-Fitted Family Bathroom 3.43m x 2.13m (11'3" x 7'0")
- Detached 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 vendor. Current council tax band – E



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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.