



smarthomes

Chivington Close

Monkspath, Solihull

- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Dining Family Room

Offers Over £550,000

Current EPC Rating 58 (D)

Current Council Tax Band E

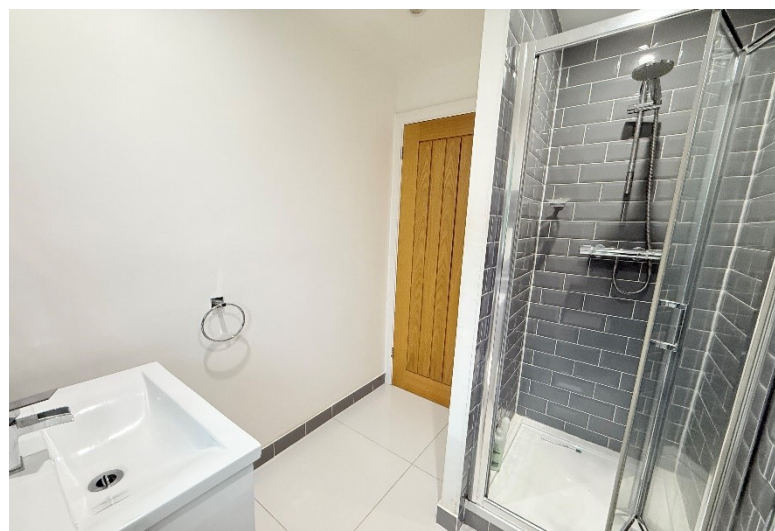




Property Description

A beautifully presented detached family home situated in a convenient location and benefiting from four bedrooms, two reception rooms, guest WC, open plan kitchen dining family room, en suite, family bathroom, landscaped rear garden, off road parking and garage

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

Guest WC

Lounge to Front - 2.74m x 3.71m (9'0" x 12'2" (into bay)

Open Plan Kitchen Dining Family Room to Rear - 7.34m x 3.81m (24'1" x 12'6")

Bedroom One to Rear - 2.57m x 3.76m (8'5" (min) x 12'4")

En Suite Shower Room to Rear - 1.55m x 0.15m (5'1" x 0'6")

Bedroom Two to Front - 2.57m x 3.1m (8'5" x 10'2")

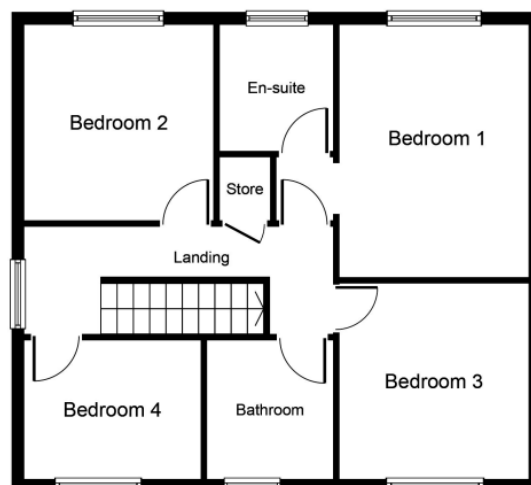
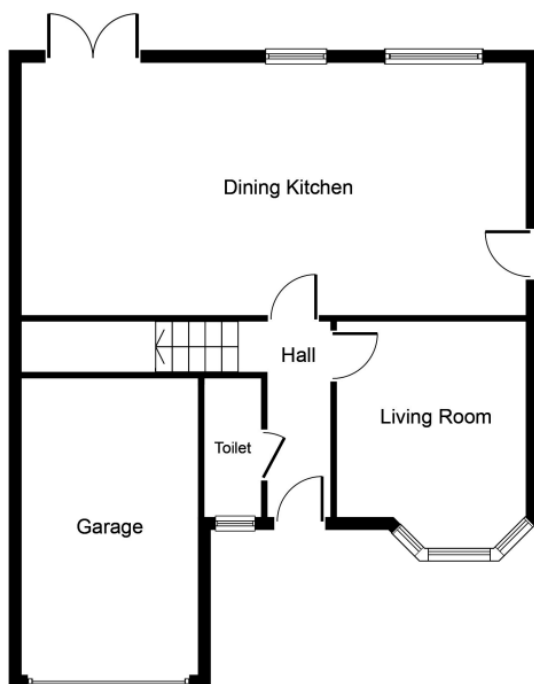
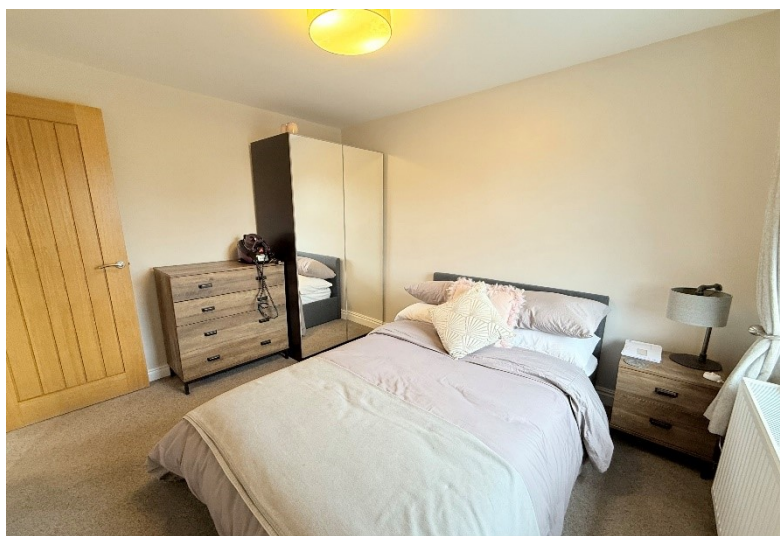
Bedroom Three to Rear - 2.82m x 2.97m (9'3" x 9'9")

Bedroom Four to Front - 2.49m x 1.93m (8'2" x 6'4")

Family Bathroom to Front - 1.88m x 1.93m (6'2" x 6'4")

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 – 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 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.