



smarthomes

## Stanbrook Road

Monkspath, Solihull

- A Spacious Extended Detached Family Home
- Four Bedrooms & Two Reception Rooms
- No Upward Chain
- Open Plan Breakfast Kitchen & Snug Area
- Utility & Guest WC
- Master En Suite Shower Room & Dressing Area

**£600,000**

Current EPC Rating - TBC  
Current Council Tax Band F





## Property Description

A spacious extended detached family home situated on a generous corner plot and briefly affording four bedrooms, two reception rooms, open plan breakfast kitchen/snug area, utility, guest WC, en suite and dressing area to master bedroom, family bathroom, landscaped rear garden, garage and off-road 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

### Entrance Hall

Guest WC to Front - 1.14m x 1.63m (3'9" x 5'4")

Lounge to Front - 5m x 3.53m (16'5" x 11'7")

Dining Room to Rear - 4.11m x 2.51m (13'6" x 8'3")

Open Plan Breakfast Kitchen to Rear - 2.84m x 4.34m (9'4" x 14'3")

Snug Area - 2.01m x 7.04m (6'7" x 23'1")

### Utility Room

Master Bedroom to Front - 3.99m x 3.58m (13'1" x 11'9")

### Dressing Area

En Suite Shower Room - 1.75m x 1.73m (5'9" x 5'8")

Bedroom Two to Rear - 3.05m x 2.74m (10'0" x 9'0")

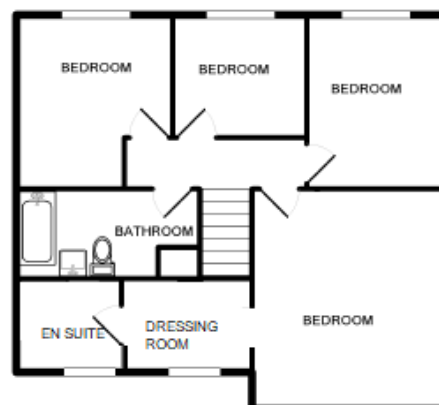
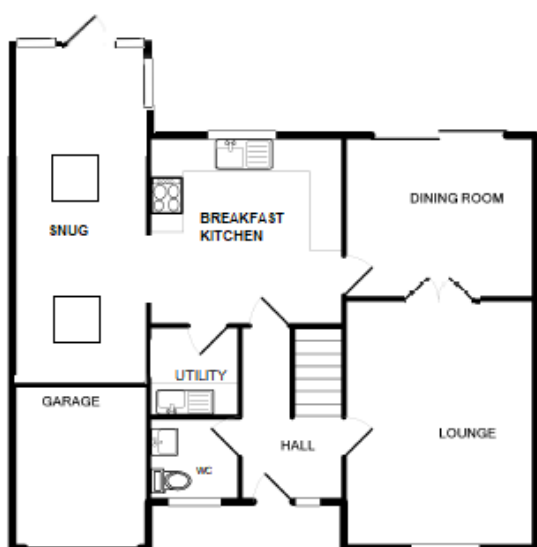
Bedroom Three to Rear - 3.66m x 2.41m (12'0" x 7'11")

Bedroom Four to Rear - 2.69m x 2.08m (8'10" x 6'10")

Family Bathroom to Side - 1.75m x 1.75m (5'9" x 5'9")

### 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 Nigel Hodges. Current council tax band – F



316 Stratford Road  
 Shirley  
 Solihull  
 B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
 0121 744 4144

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.