



smarthomes

Gillows Croft

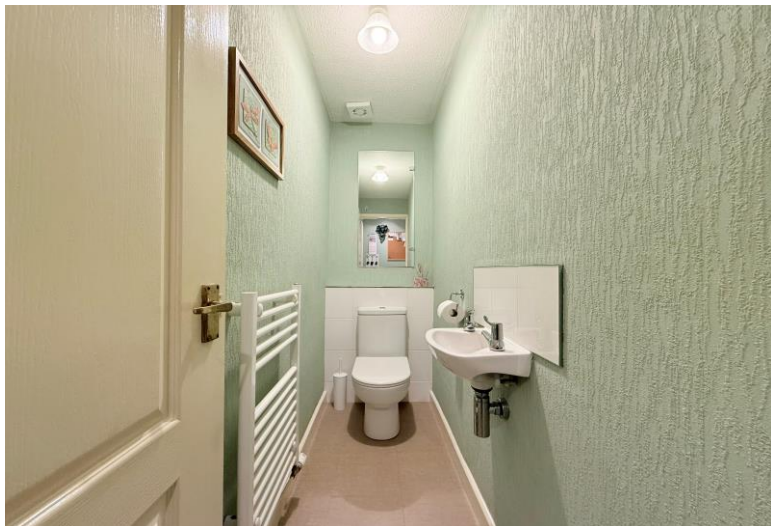
Monkspath, Solihull

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen, Spacious Lounge & Dining Room
- Landscaped Rear Garden & Two Double Garages
- Sitting in a Discreet Lakeside Location

£600,000

Current EPC Rating - D
Current Council Tax Band - E





Property Description

A very well presented detached family home situated on a large plot in a most discreet lakeside location. Offering superb potential for further extension subject to planning consent, this spacious property offers accommodation comprising lounge, dining room, re-fitted kitchen, utility room, guest W.C, four good size bedrooms, modern family shower room, delightful private rear garden, two double garages, car port 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

Lounge to Front 5m x 3.25m (16'5" x 10'8")

Dining Room to Rear 3.43m x 2.9m (11'3" x 9'6")

Re-Fitted Kitchen to Rear 3.35m x 2.9m (11'0" x 9'6")

Guest W.C 2.46m x 0.76m (8'1" x 2'6")

Utility Room 3.12m x 1.98m (10'3" x 6'6")

Bedroom One to Front 3.68m x 3.38m (12'1" x 11'1")

Bedroom Two to Front 3.66m x 2.59m (12'0" x 8'6")

Bedroom Three to Rear 3.58m x 1.85m (11'9" x 6'1")

Bedroom Four to Rear 2.67m x 2.46m (8'9" x 8'1")

Modern Family Shower Room to Rear 2.64m x 1.88m (8'8" x 6'2")

Double Garage One 5.54m x 4.47m (18'2" x 14'8")

Detached Double Garage Two 4.72m x 4.37m (15'6" x 14'4")

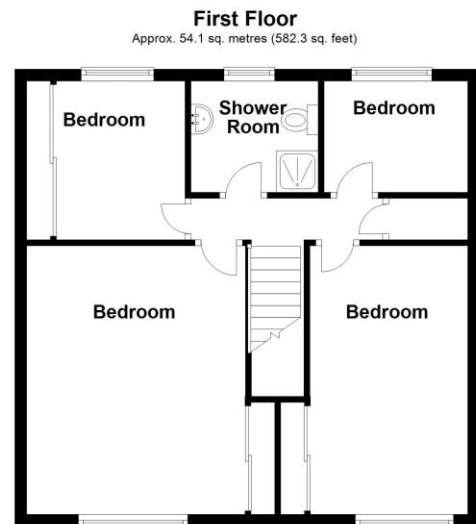
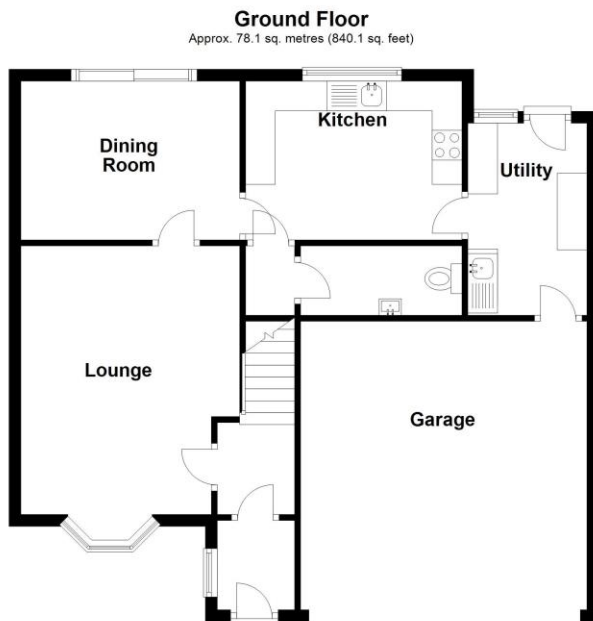
Car Port 7.47m x 2.34m (24'6" x 7'8")

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 – E



Total area: approx. 132.2 sq. metres (1422.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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 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.