



Chivington Close

Monkspath, Solihull

- A Modern Style Two Bedroom Semi-Detached Property
- Lounge, Kitchen/Diner & Family Bathroom
- Pleasant Rear Garden
- Driveway Parking & No Upward Chain

£295,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A two double bedroom semi-detached property situated in a cul-de-sac location, with no upward chain and requiring some aesthetic improvement. The accommodation briefly affords living room, kitchen/breakfast room, family bathroom, pleasant rear garden and gas central heating

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 3.61m x 4.78m (11'10" x 15'8")

Kitchen/Breakfast Room to Rear 3.61m x 2.69m
(11'10" x 8'10")

Bedroom One to Rear 3.78m x 2.72m (12'5" (into
wardrobe) x 8'11")

Bedroom Two to Front 2.26m x 3.63m (7'5" x
11'11" (into wardrobe)

Family Bathroom to Side

Garage

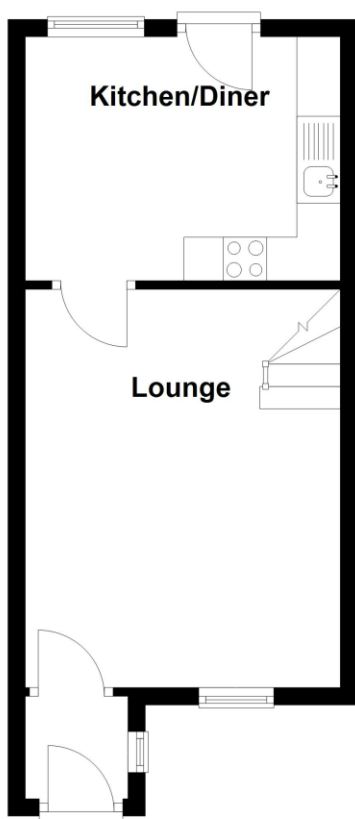
Tenure

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



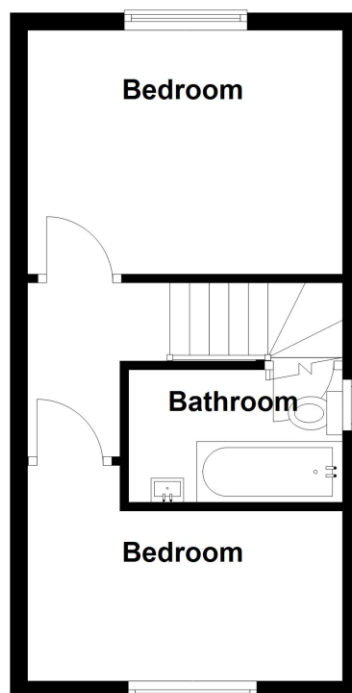
Ground Floor

Approx. 309.1 sq. feet



First Floor

Approx. 292.8 sq. feet



Total area: approx. 601.9 sq. feet

316 Stratford Road
Shirley
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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 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.