



smarthomes

Stapenhall Road

Monkspath, Solihull

- A Well Presented Three Bedroom Detached Family Home
- Re-Fitted Kitchen & Utility Room
- Lounge & Dining Room
- En-Suite Shower Room
- South/Westerly Facing Rear Garden

£450,000

Current EPC Rating - D

Current Council Tax Band - E

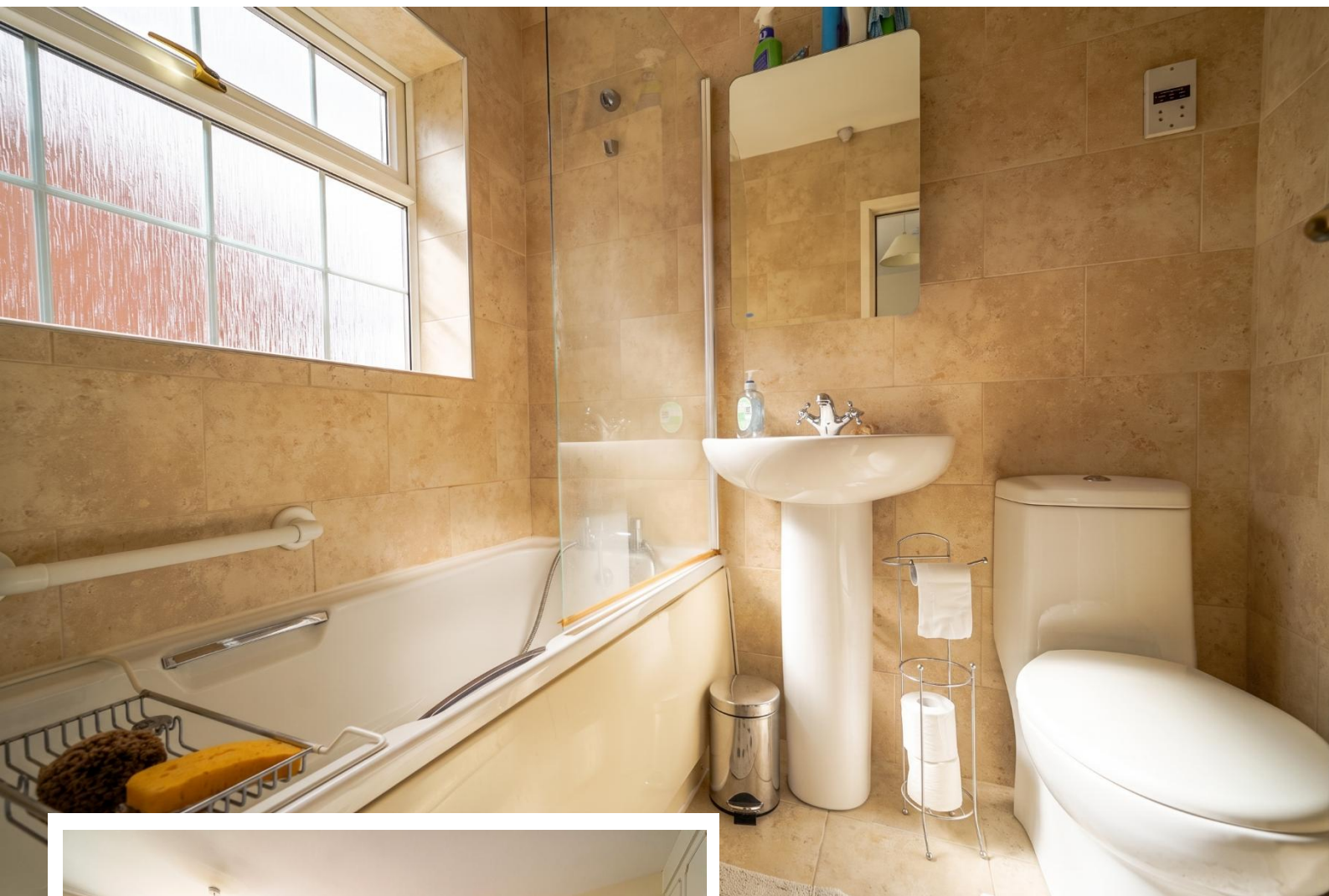




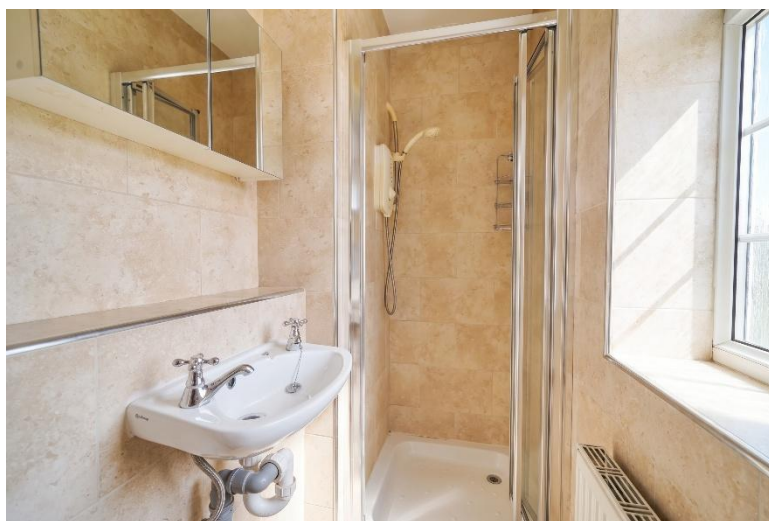
Property Description

A three bedroom detached family home offering superb potential to further extend (STPP), two reception rooms, re-fitted kitchen, guest WC, extended utility, en suite, family bathroom, south-westerly facing 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



Bedroom 1



Rooms & Measurements

Lounge to Front 4.42m x 3.51m (14'6" x 11'6")

Dining Room to Rear 3.99m x 2.92m (13'1" x 9'7")

Re-Fitted Kitchen to Rear 5.74m x 2.39m (18'10" (max) narrowing to 13' 11") x 7'10")

Extended Utility to Rear 2.24m x 3.28m (7'4" x 10'9")

Master Bedroom to Rear 3.81m x 3.48m (12'6" (to wardrobe) x 11'5")

En Suite Shower Room

Bedroom Two to Front 2.87m x 4.14m (9'5" (into wardrobe) x 13'7")

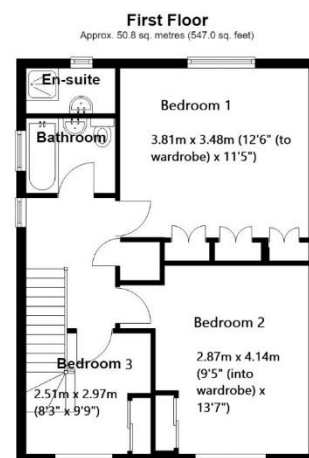
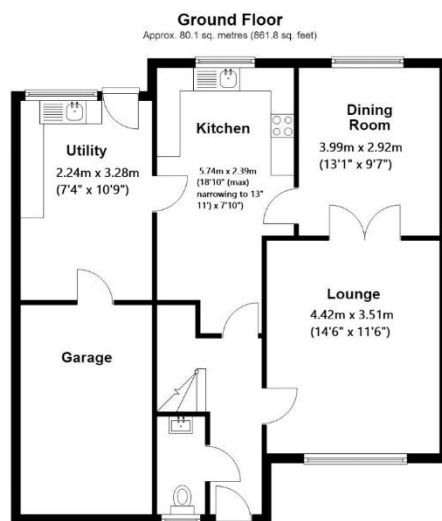
Bedroom Three to Front 2.51m x 2.97m (8'3" x 9'9")

Family Bathroom to Side

Garage 5m x 2.44m (16'5" x 8'0")

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



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

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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.