



Hollington Way

Monkspath, Solihull

- A Well Presented & Heavily Extended Four Bedroom Detached
- Three Reception Rooms
- Breakfast Kitchen
- En Suite Bathroom & Family Bathroom

£590,000

Current EPC Rating 69 (C)
Current Council Tax Band F

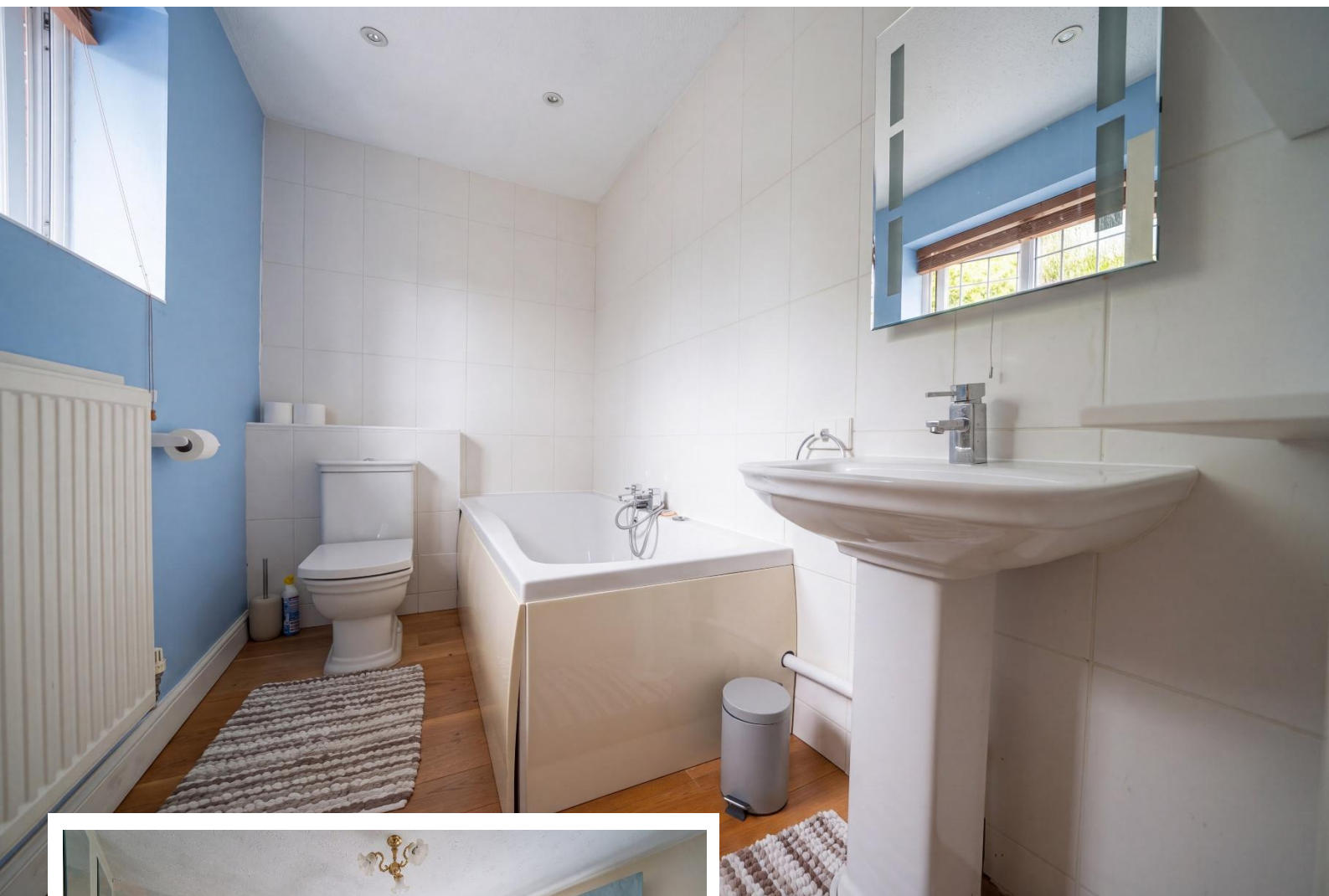




Property Description

A well presented and heavily extended four bedroom detached property situated in a quiet cul-de-sac location and benefiting from three reception rooms, breakfast kitchen, guest WC, utility, en suite bathroom, family bathroom, private rear garden, double 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

Breakfast Kitchen to Rear - 5.1m x 2.6m (16'8" x 8'6")

Utility Room to Rear

Dining Room to Rear - 3.3m x 2.7m (10'9" x 8'10")

Lounge to Front - 6.2m x 3.4m (20'4" x 11'1")

Extended Reception Room to Rear - 4.6m x 3.2m (15'1" x 10'5")

Master Bedroom to Front - 3.1m (to wardrobes) x 3.5m (10'2" x 11'5")

En Suite Bathroom to Front - 2.8m x 1.6m (9'2" x 5'2")

Bedroom Two to Rear - 2.8m (to wardrobes) x 2.4m (9'2" x 7'10")

Bedroom Three to Rear - 3.2m x 2.5m (to wardrobes) (10'5" x 8'2")

Bedroom Four to Rear - 2.4m x 2.1m (7'10" x 6'10")

Family Bathroom to Front - 2.5m x 1.7m (8'2" x 5'6")

Double Garage - 5.2m x 5.1m (17'0" x 16'8")

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 vendor

Current council tax band – F



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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.