



Appleby Grove

Monkspath, Solihull

- A Well Presented Four Bedroom Family Home
- Modern Fitted Kitchen & Spacious Lounge
- Southerly Facing Rear Garden & Integral Garage
- Family Bathroom, En-Suite Shower Room & Guest W.C

Offers Over £575,000

Current EPC Rating - D
Current Council Tax Band - E





Property Description

A well presented and extended detached family home situated in a most popular location offering accommodation comprising a spacious lounge, extended dining room, modern fitted kitchen, utility room, guest W.C, four bedrooms, modern en-suite shower room, modern family bathroom, Southerly facing rear garden, integral garage and 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

Spacious Lounge to Front 5m x 4.1m (16'4" x 13'5")

Dining Room 3.1m x 2.7m (10'2" x 8'10")

Family Room to Rear 2.9m x 2.3m (9'6" x 7'6")

Modern Fitted Kitchen to Rear 3.1m x 2.7m (10'2" x 8'10")

Utility Room 2.2m x 1.9m (7'2" x 6'2")

Bedroom One to Front 3.3m x 3.3m (10'9" x 10'9")

Modern En-Suite Shower Room

Bedroom Two to Front 3.1m x 2.4m (10'2" x 7'10")

Bedroom Three to Rear 2.6m x 2.4m (8'6" x 7'10")

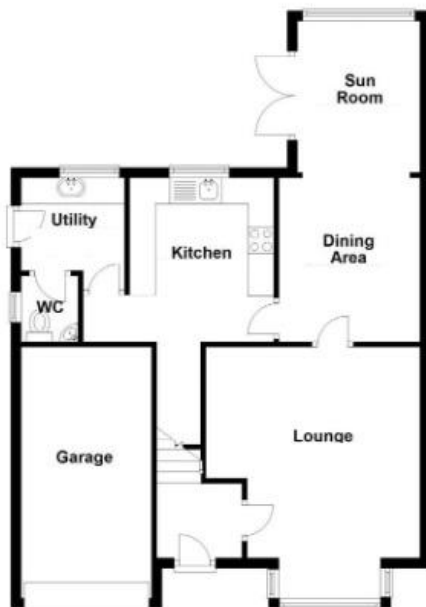
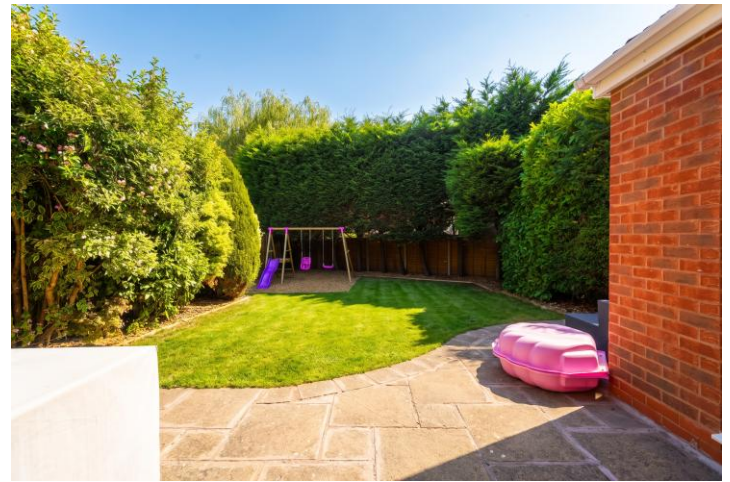
Bedroom Four to Rear 2.9m x 2.1m (9'6" x 6'10")

Modern Family Bathroom to Rear 2m x 1.6m (6'6" x 5'2")

Integral Garage 4.8m x 2.4m (15'8" x 7'10")

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



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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.