



Stanbrook Road Monkspath, Solihull

- A Well Presented Four Bedroom Detached Family Home
- Superb Re-Fitted Breakfast Kitchen
- Southerly Facing Rear Garden
- Spacious Lounge, Dining Room & Guest W.C

Offers Over £500,000

Current EPC Rating - C
Current Council Tax Band - E

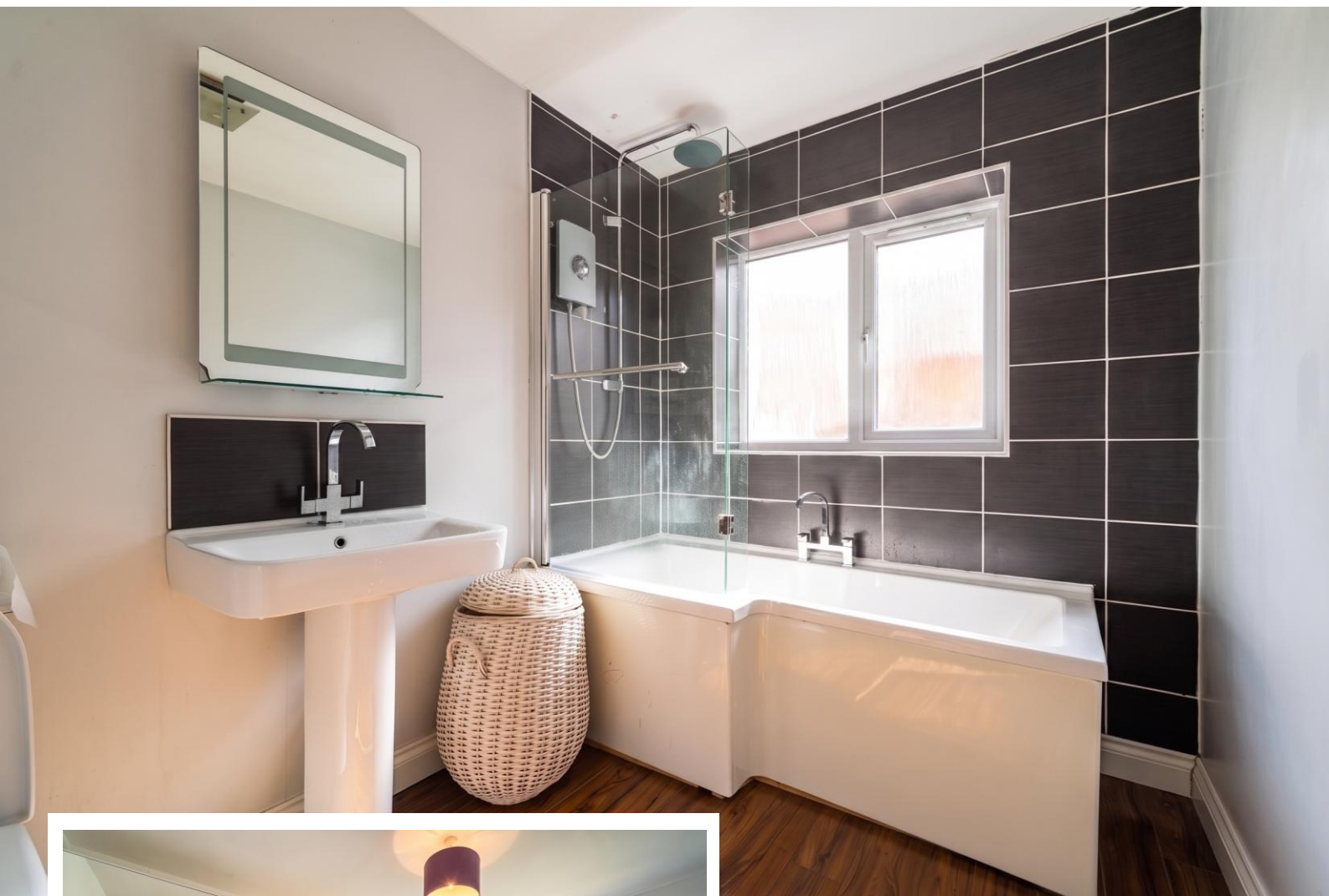




Property Description

A well presented detached family home situated in a most popular location. Offering accommodation comprising a spacious lounge, dining room, breakfast kitchen, guest W.C, four bedrooms, re-fitted family bathroom, Southerly facing rear garden, side 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 4.34m x 3.48m (14'3" x 11'5")

Dining Room to Rear 3.84m x 2.51m (12'7" x 8'3")

Breakfast Kitchen to Rear 5.82m max x 2.74m max (19'1" max x 9'0" max)

Bedroom One to Front 3.76m x 2.84m (12'4" x 9'4")

Bedroom Two to Rear 3.73m x 2.49m (12'3" x 8'2")

Bedroom Three to Rear 3.12m x 1.68m (10'3" x 5'6")

Bedroom Four to Front 2.79m max x 2.59m max (9'2" max x 8'6" max)

Re-Fitted Family Bathroom to Side

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 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.