

smarthomes

Sandbarn Close

Monkspath, Solihull

- A Well Presented Two Bedroom Mid-Terrace Property
- Fitted Kitchen/Diner & Modern Family Bathroom
- Pleasant Rear Garden & No Upward Chain
- Driveway Parking

£254,000 – 100% Share
£63,500 – 25% Share

Current EPC Rating - C
Current Council Tax Band - C







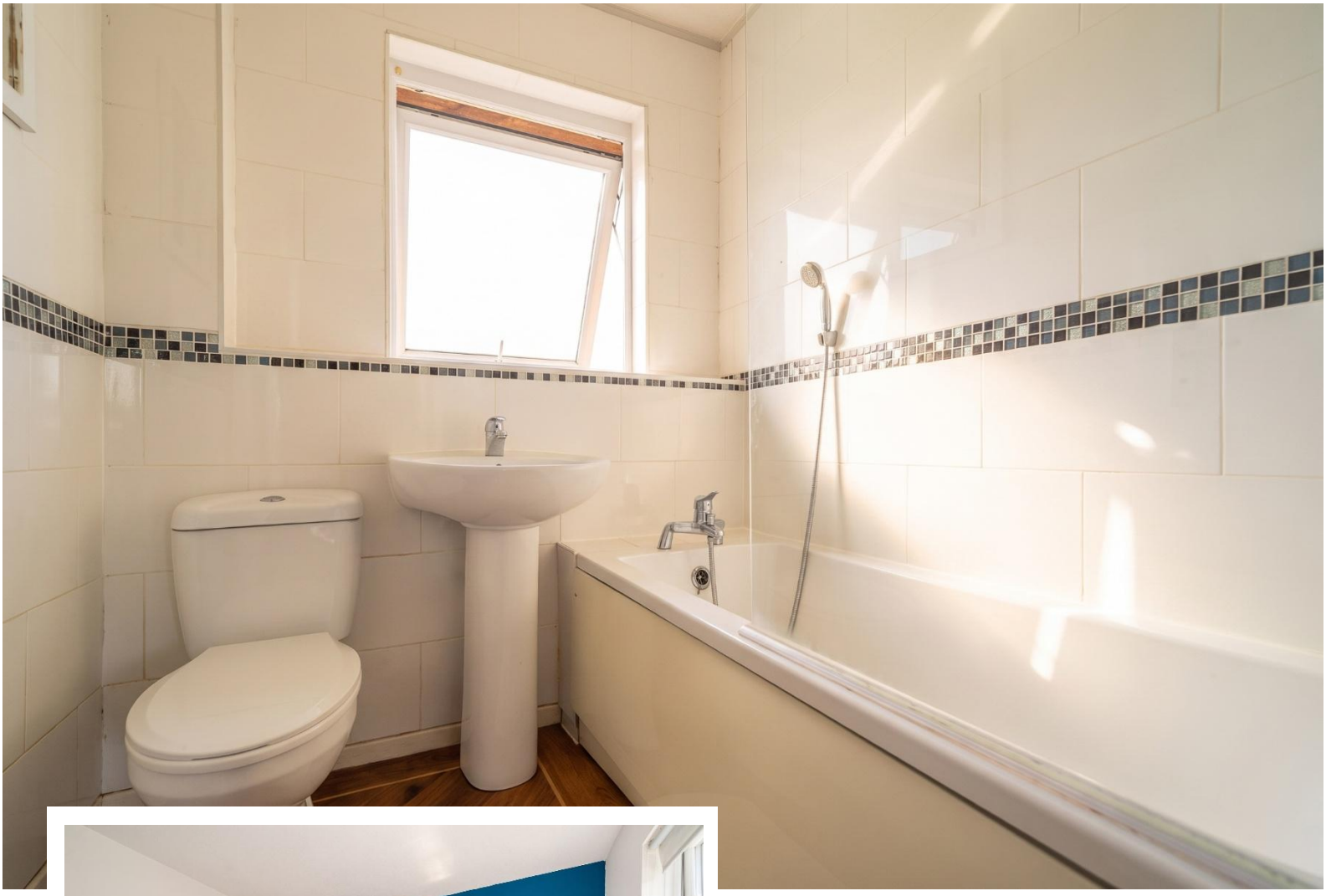




Property Description

A well presented mid-terrace property situated in a most popular location. Benefiting from no upward chain and offering accommodation comprising lounge, kitchen/diner, two good size bedrooms, modern family bathroom, pleasant rear garden 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

Lounge to Front 4.29m x 2.84m (14'1" x 9'4")

Kitchen/Diner to Rear 3.86m x 2.92m (12'8" x 9'7")

Bedroom One to Front 3.84m x 3.17m (12'7" x 10'5")

Bedroom Two to Rear 3.3m x 2.03m (10'10" x 6'8")

Modern Family Bathroom to Rear 1.85m x 1.75m (6'1" x 5'9")

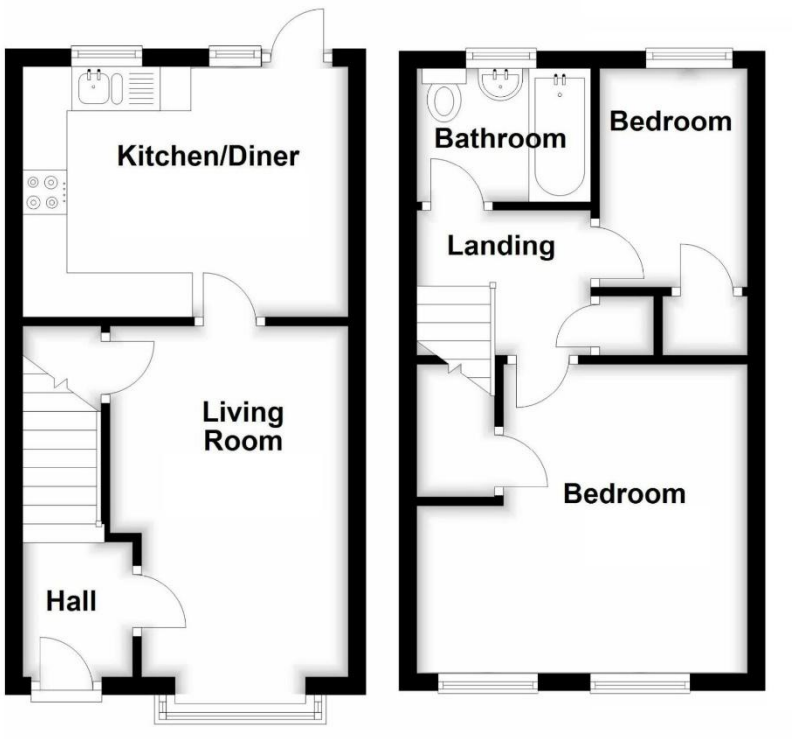
Tenure
We are advised by the vendor that the property is leasehold with 56 years remaining on the lease and a monthly charge of £345.73 for the remaining 75% share and service charge. We are advised the property is sold with the benefit of the freehold upon completion if purchased on a 100% share basis. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C











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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.