



smarthomes

Shelly Lane

Monkspath, Solihull

- A Spacious Five Bedroom Family Home
- Fitted Kitchen & Modern En-Suite Shower Room
- Low Maintenance West Facing Rear Garden
- No Upward Chain

Guide Price £395,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply

An extended semi-detached property offering five good size bedrooms, an extended through lounge/diner, breakfast kitchen, en-suite shower room, utility, family bathroom, West facing low maintenance rear garden, driveway parking and no upward chain

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

Utility Room to Side 2.36m x 1.6m (7'9" x 5'3")

Extended Through Lounge/Diner 10.24m x 3.48m (33'7" x 11'5")

Breakfast Kitchen to Side 3.76m x 3.68m (12'4" x 12'1")

Ground Floor Bedroom Five to Rear 3.43m x 2.54m (11'3" x 8'4")

En-Suite Shower Room 1.98m x 1.6m (6'6" x 5'3")

Bedroom One to Front 3.51m x 3.2m (11'6" x 10'6")

Bedroom Two to Front 3.73m x 2.51m (12'3" x 8'3")

Bedroom Three to Rear 3.51m x 2.92m (11'6" x 9'7")

Bedroom Four to Rear 2.84m x 2.54m (9'4" x 8'4")

Family Bathroom to Rear 2.49m x 1.63m (8'2" x 5'4")

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 – D



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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.