



smarthomes

Pebworth Avenue

Monkspath, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- South Facing Rear Garden
- Three Reception Rooms & Conservatory

£470,000

Current EPC Rating - D
Current Council Tax Band - E





Property Description

A very well presented detached family home situated in a most sought after location and offering accommodation comprising a spacious through lounge/diner, home office, lovely conservatory, re-fitted kitchen, guest W.C, three bedrooms, family bathroom, South facing 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

Guest W.C 1.57m x 0.94m (5'2" x 3'1")

Home Office to Front 3.35m x 2.29m (11'0" x 7'6")

Lounge to Front 3.99m x 3.71m (13'1" x 12'2")

Dining Room to Rear 4.67m x 3.25m (15'4" x 10'8")

Delightful Conservatory 3.89m x 2.79m (12'9" x 9'2")

Re-Fitted Kitchen to Rear 3.73m x 2.24m (12'3" x 7'4")

Utility/Storage Room 2.46m x 1.55m (8'1" x 5'1")

Bedroom One to Front 3.84m min x 2.62m (12'7" min x 8'7")

Bedroom Two to Rear 2.77m x 2.62m (9'1" x 8'7")

Bedroom Three to Front 2.87m max x 1.96m (9'5" max x 6'5")

Family Bathroom to Rear 1.93m x 1.85m (6'4" x 6'1")

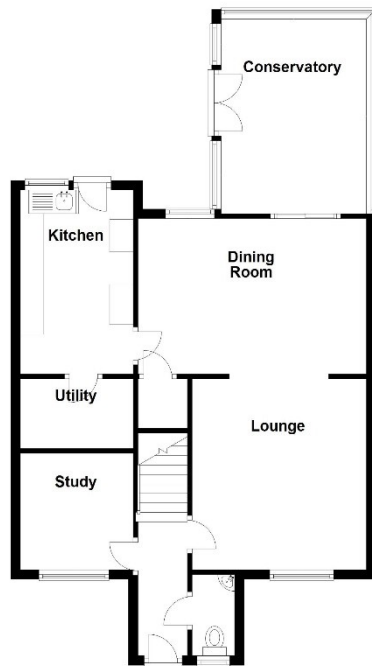
Tenure

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 Nigel Hodges. Current council tax band – E



Ground Floor



First Floor



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

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 Shirley
 Solihull
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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.