



smarthomes

## Monastery Drive

Solihull

- A Very Well Presented Four Bedroom Detached Bungalow
- Four Good Size Bedrooms, Lounge & Dining Room
- Dining Kitchen with Walk in Pantry & Spacious L Shaped Hallway
- 60ft x 40ft South Facing Rear Garden & Professionally Fitted Wet Room

**£625,000**

EPC Rating - D

Council Tax Band - F

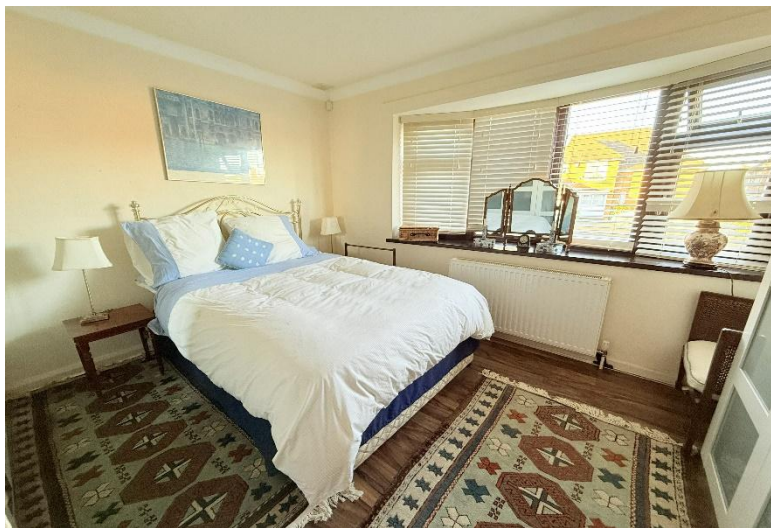




## Property Description

A very well presented detached bungalow situated in a most sought after location offering accommodation comprising a spacious L shaped entrance hallway, lounge, dining room, dining kitchen with walk in pantry, utility room, four good size bedrooms, family shower room, separate W.C, professionally re-fitted wet room, 60ft x 40ft South facing rear garden and ample driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Spacious L Shaped Entrance Hallway 4.88m max x 3.96m max (16'0" max x 13'0" max)

Dining Kitchen with Walk in Pantry to Rear 6.86m x 2.97m (22'6" x 9'9")

Dual Aspect Lounge 5m x 4.37m (16'5" x 14'4")

Dining Room to Rear 4.37m x 3.51m (14'4" x 11'6")

Bedroom One to Front 4.72m x 3.58m (15'6" x 11'9")

Bedroom Two to Front 3.76m x 3.25m (12'4" x 10'8")

Bedroom Three to Side 3.58m x 2.51m (11'9" x 8'3")

Family Shower Room to Side 1.83m x 1.75m (6'0" x 5'9")

Separate W.C

Utility Room 2.54m x 1.88m (8'4" x 6'2")

Bedroom Four to Front 4.88m x 2.36m (16'0" x 7'9")

Professionally Fitted Wet Room 2.54m x 0.97m (8'4" x 3'2")

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 – F



Total area: approx. 146.2 sq. metres (1573.2 sq. feet)

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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.