

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1244 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1800Mbps  
**MOBILE** - O2  
**EPC** - D - 67  
**PARKING** - For at least 3 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

## HAWBRIDGE CLOSE

Monkspath, B90

Set in the desirable Monkspath development of Solihull, this charming detached family home is a fantastic opportunity for those seeking a comfortable and well-presented residence. The property is offered with no upward chain, making it an ideal choice for a seamless transition into your new home.

### FEATURES

- Neatly Presented Detached Family Home
- Dual Aspect Lounge/Dining Room
- Kitchen with Practical Family Room/Utility Area
- Guest Cloakroom
- Two Double Bedrooms with Fitted Wardrobes
- Third Single Bedroom
- Four Piece Family Bathroom
- Block Paved Driveway and Oversized Single Garage
- Private Walled Rear Garden
- Conveniently Located for Local Amenities



SCAN TO **VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

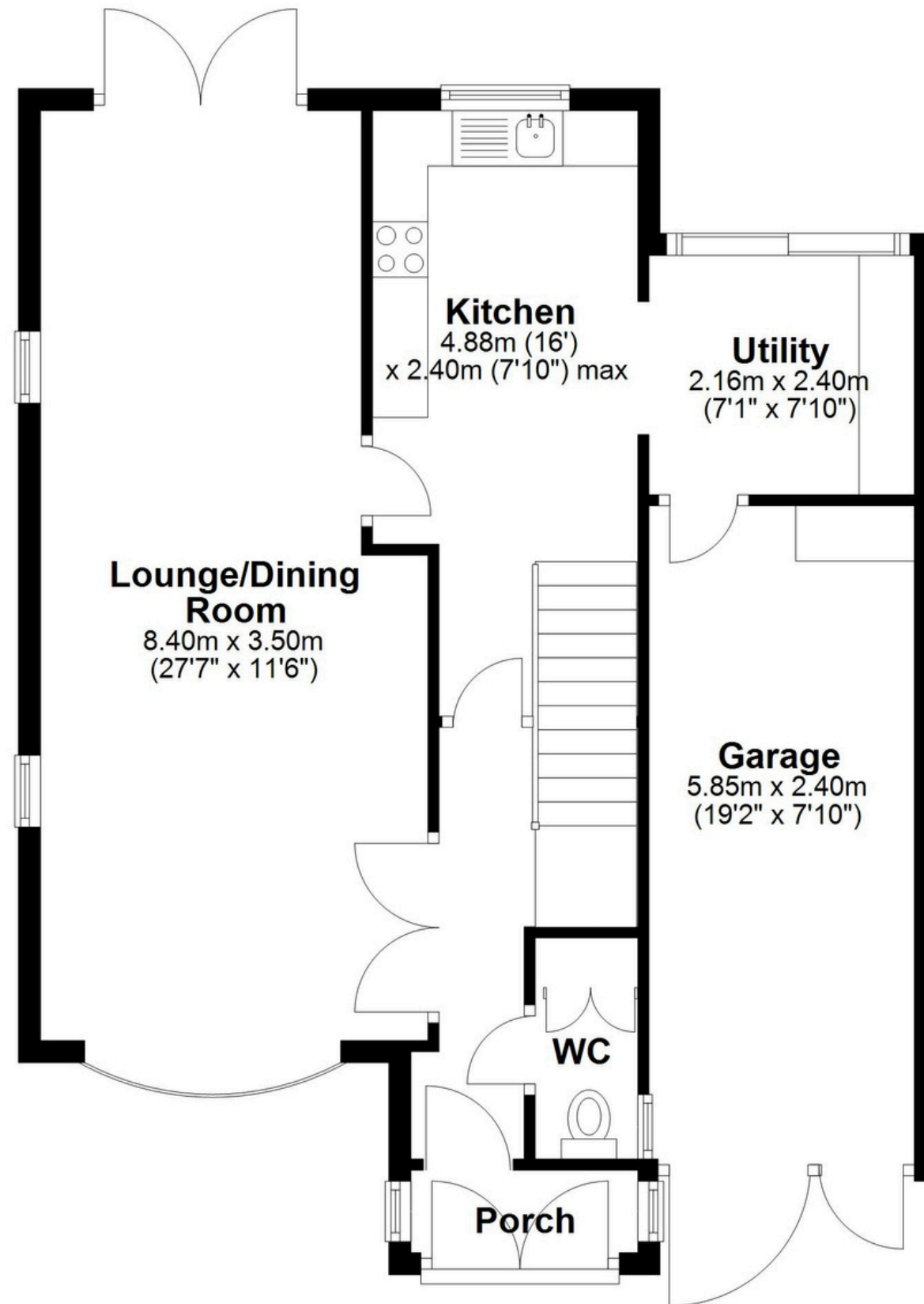
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



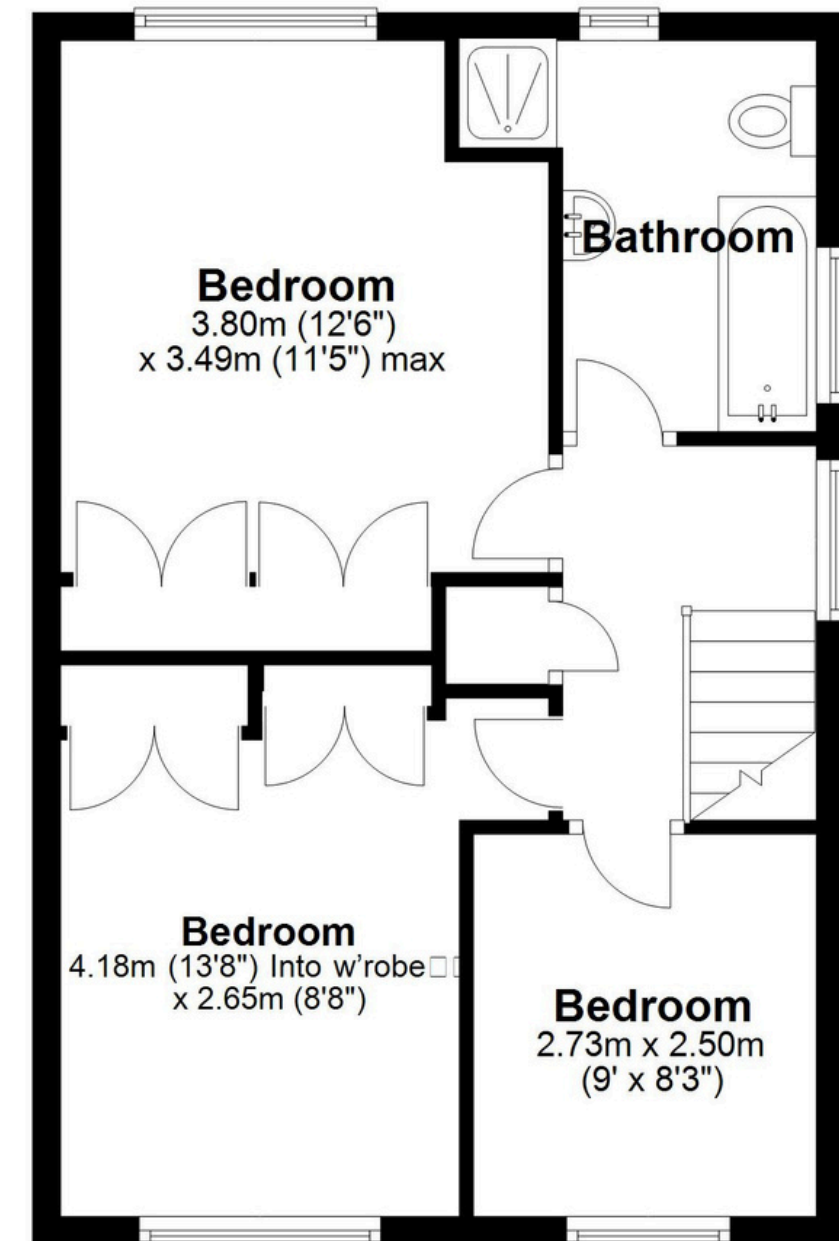
## Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



## First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.