



83 Monastery Drive
Solihull, B91 1DP

Andrew Grant

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5 Bedrooms 2 Bathrooms 2 Reception Rooms

Situated in the vibrant city of Solihull, this characterful property, with no onward chain, offers the perfect peaceful retreat. Boasting five generously sized double bedrooms, an expansive living room, charming country style kitchen and a beautifully landscaped lawned garden this residence seamlessly combines comfort, style and functionality.

Key features

- Five generously sized double bedrooms, with bedroom one and two situated on the ground floor.
- Charming country-style kitchen providing a wonderful space for entertaining and cooking.
- Expansive living room featuring a wood burner and large windows overlooking the patio and garden.
- A well-appointed shower room conveniently positioned along the landing for ease of access.
- Manicured lawned garden, with generous patio area and shed ideal for relaxation and entertaining.
- Ample off-road parking for multiple vehicles.
- This property is available with no onward chain.

1994 sq ft (185.40 sq m)





The entrance

As you enter through the front door and porch area, you are greeted by a spacious entrance hall. A unique glass-panelled wall offers a view of the living room, while the hall itself provides access to the staircase, all living areas and the downstairs bedrooms.





The kitchen

The generously sized, country-style kitchen serves as the heart of this home. Featuring a tiled floor, the kitchen is equipped with a Rangemaster cooker with stove and built-in extractor fan, shaker-style cabinets with wooden countertops, ample wall storage and a fridge-freezer. This beautifully designed space is perfect for daily living and entertaining.







The living room

The living room is an expansive and inviting space within the property. It features a wood-burning stove set on a stone hearth, stained glass windows and sliding patio doors that open onto the garden area. This creates an ideal environment for enjoying indoor-outdoor living and entertaining.







The utility

A corridor adjacent to the kitchen leads to a convenient utility room. The space includes plumbing for a washing machine and tumble dryer, ample cupboard space and a sink with basin. Additionally, it provides direct access to the patio and garden area.

The cloakroom WC

Located between the kitchen and utility room is a practical WC and washbasin, providing everyday convenience.





The downstairs bathroom

Along the entrance hallway is an expansive downstairs bathroom. This well-appointed and tiled space features a fitted bath, walk-in shower cubicle, WC and a vanity washbasin.





Bedroom one

Situated on the ground floor is bedroom one. This spacious double room is equipped with built-in furniture and a large four paned window which overlooks the front of the property.



Bedroom two

Also on the ground floor is bedroom two, which is currently being used as a study. This versatile room, with built-in cupboard space has the potential to be transformed into a single bedroom, a playroom, a studio or to remain as a study.



The landing

As you ascend the staircase from the hallway, you arrive at the corridor-style landing, providing access to bedrooms three, four and five, as well as the bathroom.



Bedroom three

The first room on the landing is bedroom three, a spacious double bedroom, which benefits from its own dressing room area. This slanted ceiling bedroom also includes two Velux skylights which provide the bedroom with an abundance of natural light, enhancing the sense of space.





Bedroom four

Adjacent to bedroom three is bedroom four, a cosy double bedroom. The bedroom is equipped with built-in wardrobes and cupboard space and is a blank canvas awaiting your personalised touch.



Bedroom five

Completing the upstairs accommodation is bedroom five, another well-appointed double bedroom. This room is also equipped with bespoke built-in furniture and a slanted ceiling with Velux skylight which overlooks the rear of the property.



The shower room

At the end of the landing is a convenient shower room. this simple yet stylish room is equipped with a walk-in glass shower cubicle, a WC, a washbasin and mirrored cupboards.



The garden

The property features a beautifully landscaped lawned garden, enclosed by fencing and mature shrubs to ensure complete privacy. This serene outdoor space is a perfect retreat for relaxation and enjoyment, offering an ample patio for alfresco dining and entertaining as well as a convenient shed to the rear.





Location

Solihull is a desirable town south of Birmingham which blends suburban charm with modern amenities, making it ideal for all.

Solihull boasts outstanding schools, including Tudor Grange Primary Academy, St. Alphege Church of England Junior School, Tudor Grange Academy, Arden Academy and the independent Solihull School.

The town has an excellent railway station offering direct services to Birmingham, London and other major cities. The M42 and M40 motorways provide quick access to the national road network, as well as the nearby Birmingham Airport.

Solihull centre features several shopping centres with high-street retailers, designer boutiques and several supermarkets, as well as a diverse dining scene with numerous restaurants, cafes, and bistros.

Malvern and Brueton Park offer green spaces for walking and picnicking, with the Parkridge Centre providing nature trails. Solihull also has several golf courses and leisure centres with swimming, gyms and sports courts.

Services

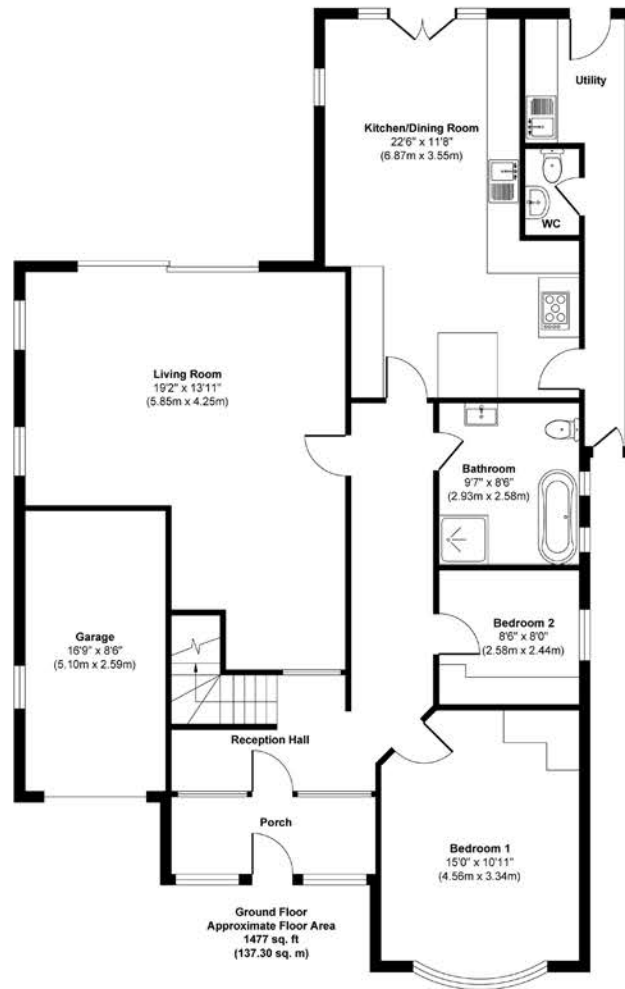
The property benefits from mains gas, electricity, water and drainage.

Council Tax - Band F



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Approximate Gross Internal Area = 1,994 sq ft / 185.40 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

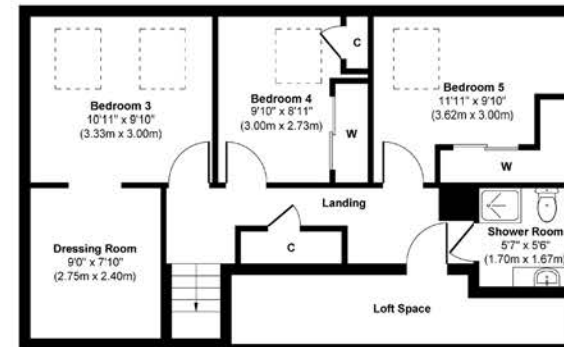


Illustration for identification purposed only, measurements are approximate, not to scale.



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