



## Monksway

Birmingham, B38 9LZ

Offers Around £299,950

- SUBLIME THREE BEDROOM MODERN FAMILY HOME
- SPACIOUS FAMILY LIVING IN KINGS NORTON
- IDEALLY SITUATED FOR ACCESS FOR BIRMINGHAM CITY CENTRE AND MOTORWAY LINKS
- PRIME LOCATION WITHIN AN EXCLUSIVE DEVELOPMENT
- SPACIOUS MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PARKING WITH GARAGE
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- LANDLORDS. CALL US ON 0800 862 0870 TO DISCUSS YOUR TENANT REQUIREMENTS
- LYP GROUP: PRIVATE PROPERTY CLUB WITH OVER 1,000 MEMBERS
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# Monksway, Birmingham, B38 9LZ

IMMACULATE, MODERN & SPACIOUS.

This lovely three bedroom semi-detached town home sits in the heart of Kings Norton only a stone's throw away from an exclusive development in Walkers Heath.

Boasting all the modern features you would expect and being ideally situated for commuting links to Birmingham City Centre and the Motorway networks, this family home could now be yours.

Upon entrance to this stunning home, you are greeted by the spacious hallway with a downstairs WC. To the left is the fully fitted modern kitchen with glossy wall mounted and floor based units including integrated appliances with plenty of light bathing through. Following on from the kitchen, you are benefited from a spacious peaceful lounge which is bathed in natural light with dual aspect windows which is an ideal family hub.

Patio doors open into the garden which has been well maintained and enough space for you and the family to enjoy your summer days.

To the first floor the light landing gives access to the spacious first bedroom with large double-glazed windows with views over the sought-after development which has access to the family bathroom which includes a three-piece suite.

Following on from this bedroom, you have your second bedroom which is also spacious and has a modern look throughout which is currently being used as a study area however will house a double bedroom conveniently with ample space to fit further furniture. Your third bedroom is situated on the top floor which provides more square footage than you can imagine and provides enough space for all your storage. Completing the floor, you also benefit from an en-suite shower room.

Freehold  
EPC

- Hallway 12'7" x 2'1"**
- Downstairs WC 2'9" x 7'5"**
- Reception 18'8" x 13'2"**
- Kitchen 6'2" x 13'7"**
- Storage 2'8" x 5'3"**
- Bedroom 1 10'7" x 13'3"**
- Bedroom 2 9'10" x 13'2"**
- Bedroom 3 28'2" x 13'2"**
- En Suite 4'5" x 8'9"**
- Family Bathroom 5'5" x 7'0"**

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

