



EARLES
FOR SALE
01564 794343
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4 BEDROOMS
2 BATHROOMS
DOUBLE
GARAGE

24 Harvington Drive
Monkspath, Solihull, B90 4YN

£612,500

Situated on a spacious corner plot, this well-presented detached family home briefly comprises; four bedrooms, two bathrooms (including one en-suite), two reception rooms, modern fitted kitchen, utility room and downstairs WC. It further benefits from a private rear garden, detached double garage and driveway parking to the side. The property must be viewed in order to appreciate the high standard and quality of fixtures and fittings to include; the solid oak flooring and marble bathrooms. There is also great scope for further extension (STPP).

Harvington Drive is located just a short walk from the local amenities that Monkspath has to offer to include; shops, schools, doctors' surgery, pharmacy and park. The nearest railway station ("Widney Manor") is only 1.3 miles away and provides direct trains to Birmingham City Centre, Stratford-upon-Avon and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M1, M5, M6 and M40 motorways. The property is also conveniently placed for the towns of Shirley and Solihull, which have an excellent range of shopping and recreational facilities, as well as schooling to suit all age groups, including public and private schools, for both boys and girls.



Set back from the road behind mature hedges and a block paved driveway, which provides parking for multiple vehicles and gives access to the detached double garage. The property is approached via a lawned foregarden with a paved pathway, which leads to a pair of UPVC double glazed French doors that open into:

Entrance Porch

8'6" x 2'7" (2.60m x 0.80m)

UPVC double glazed window to the front, and quarry tiled flooring. Door into:

Hallway

18'4" (max) x 6'2" (5.60m (max) x 1.90m)

Staircase rising to the first floor, and radiator. Door into:

Downstairs WC

4'11" x 4'3" (1.50m x 1.30m)

Recently refitted; with obscure UPVC double glazed window to the front, wall mounted WC with concealed cistern, decorative shelved stand with oval wash hand basin and chrome mixer tap over, chrome ladder-style heated towel rail, tiling to splashback areas, and tiled flooring.

Living Room

20'4" x 11'5" (6.20m x 3.50m)

UPVC double glazed window to the front, UPVC double glazed sliding doors leading to the rear garden, feature fireplace with inset gas 'living flame' effect fire (remote controlled), and two radiators.

Dining Room

12'9" x 8'2" (3.90m x 2.50m)

UPVC double glazed window to the front, double glazed panel wall to the side, radiator, and engineered oak flooring.

Kitchen

12'9" x 8'6" (3.90m x 2.60m)

Recently refitted; UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units (plus glazed display cupboards) with undercounter lighting, granite work surfaces and upstands over, inset 1.25 bowl sink with mixer tap over, "SMEG" 2-oven/6-ring gas

range-style cooker with "SMEG" stainless steel chimney-style extractor hood and matching splashback panel over, integrated dishwasher, and anthracite vertical radiator. Archway through to:

Utility Room

7'2" x 5'10" (2.20m x 1.80m)

UPVC double glazed door leading to the rear garden, matching wall and base units (plus full-height storage cupboard) to the kitchen with granite work surfaces over, inset single bowl sink with chrome mixer tap over, space for a fridge-freezer, integrated wine cooler, integrated washing machine, integrated tumble dryer, cupboard housing the wall mounted "Glow-worm" gas-fired boiler (gravity fed system), and tiled flooring.

First Floor Landing

Hatch giving access to the loft space. Door into:

Bedroom One

13'9" x 11'9" (4.20m x 3.60m)

UPVC double glazed window to the front, and radiator. Door into:

En-Suite Shower Room

8'10" x 6'2" (2.70m x 1.90m)

Recently refitted; with obscure UPVC double glazed window to the front, 3-piece suite comprising; large walk-in shower cubicle with mains fed 'rain head' shower, six horizontal jets and additional handheld attachment over, wall mounted WC with concealed cistern, shelved stand with half-circular wash hand basin and chrome mixer tap over, extractor fan, tiling to the walls, ladder-style heated towel rail, and tiled flooring.

Bedroom Two

11'5" (max) x 11'5" (3.50m (max) x 3.50m)

UPVC double glazed window to the front, and radiator.

Bedroom Three

10'2" x 8'6" (to front of wardrobes) (3.10m x 2.60m (to front of wardrobes))

UPVC double glazed window to the rear, built-in wardrobes with hanging rail, shelving and additional storage drawers, and radiator.





Bedroom Four

8'10" x 8'2" (2.70m x 2.50m)

UPVC double glazed window to the rear, built-in storage cupboard with shelving, and radiator.

Family Bathroom

6'10" x 5'6" (2.10m x 1.70m)

Recently refitted; with obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with glazed screen, mains fed 'rain head' shower, additional handheld attachment, air jets and chrome mixer tap over, low level WC with concealed cistern, wall mounted vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to the walls, ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

Housing the factory insulated copper immersion heater, and shelving.

Rear Garden

Paved patio and lawned areas with borders of mature plants and shrubs, all bound by mature hedging, timber fencing and a part-brick/part-timber fence. To the side, there is a gate that gives pedestrian access to the front of the property. Door into:

Detached Double Garage

16'4" x 16'4" (5.00m x 5.00m)

Two metal up-and-over doors to the front, UPVC double glazed window to the side, lighting, and power.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler (gravity fed system), which is located in the utility room.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. For



more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Solihull Metropolitan Borough Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

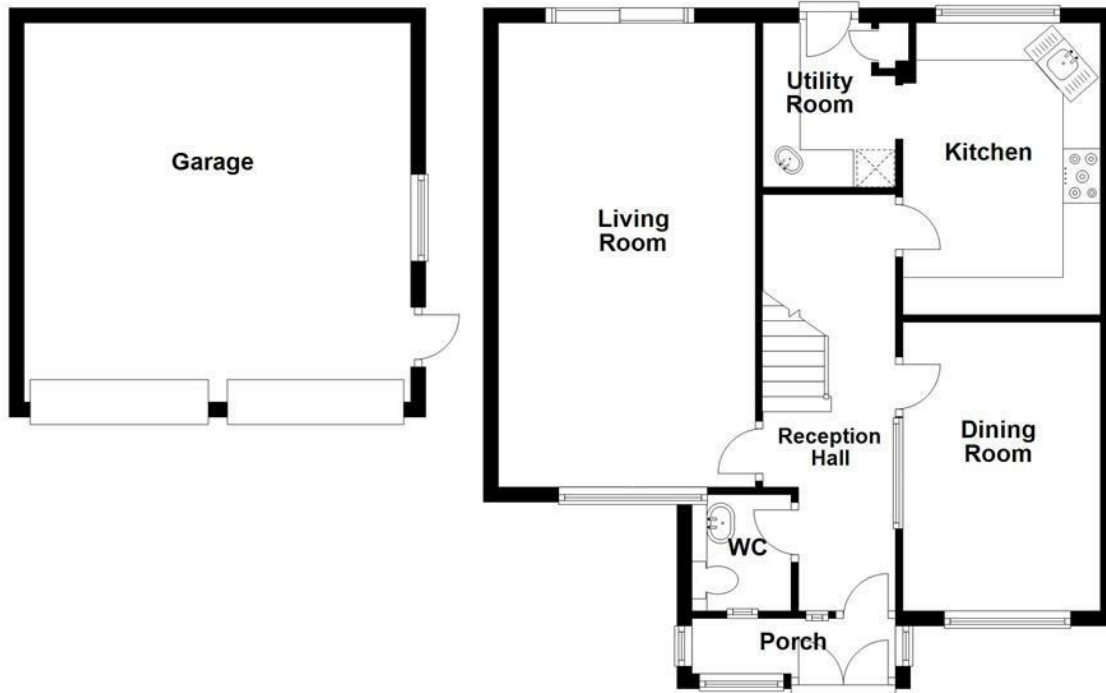
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Ground Floor

Approx. 89.1 sq. metres (959.6 sq. feet)



First Floor


Approx. 58.4 sq. metres (628.1 sq. feet)



Total area: approx. 147.5 sq. metres (1587.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 