



# Kerswell Drive, Monkspath

## Offers Around £268,500

- TWO BEDROOMS
- OFF ROAD PARKING
- CENTRAL HEATING
- CUL-DE-SAC POSITION
- PRIVATE GARDEN
- DOUBLE GLAZED
- TASTEFULLY MODERNISED

Kerswell Drive leads indirectly off Frankholmes Drive which in turn joins Monkspath Hall Road which leads into the town centre of Solihull or out towards the A34 Stratford Road. Solihull town centre has a thriving business community with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre. Closer to the property is Widney Manor Railway Station offering local services.

The A34 gives access to Shirley and on into the city centre of Birmingham or travelling in the opposite direction along here one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is set back from the road behind a side driveway with access to garden, leading to the UPVC front door.

**LIVING ROOM**  
**16'04 x 10'00 (4.98m x 3.05m)**



A good sized living room with archway access through to fitted kitchen. Window to rear elevation and French doors onto rear garden. With Hardwood and carpeted flooring, central heating radiator and double ceiling lights.



**KITCHEN**  
**9'10 x 5'11 (3.00m x 1.80m)**



A well fitted kitchen with a range of wall mounted and base units. Space for washing machine and fridge freezer, hob and fitted extractor. Single bowel sink with mixer tap. Combi Boiler.



**BEDROOM ONE**  
**10'00 x 10'01 (3.05m x 3.07m)**



A well proportioned room with central ceiling light, central heating radiator and window to rear elevation.

**BEDROOM TWO**  
**10'01 x 6'00 (3.07m x 1.83m)**



A fitted bedroom with office space and fitted wardrobes with shelving. central ceiling lights, radiator and window to rear elevation.

**FAMILY SHOWER ROOM**  
**6'01 x 6'00 (1.85m x 1.83m)**



Fitted with a 3 piece suite including walk in shower, wash basin and toilet. window to side elevation.

**GARDEN**



A good sized private garden with elevated fish pond, wooden shed, patio area and gate leading through to front drive. Laid mainly to lawn with mature shrubs surrounding.



**OUTSIDE**

Approached via side driveway allowing off road parking for numerous vehicles. A small fore garden given an attractive approach to the UPVC front door.

**EXTRAS**

Property type: Semi Detached  
Property construction: Standard Construction  
Number and types of rooms: Five Rooms  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Standard, Super Fast and Ultra Fast  
Mobile signal/coverage: Excellent Coverage  
Parking: Off Road Parking

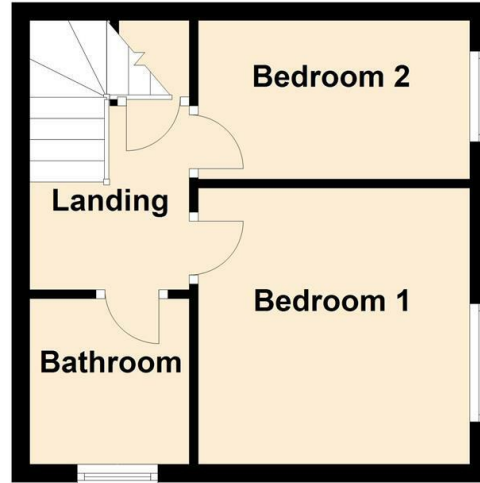
## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



### First Floor

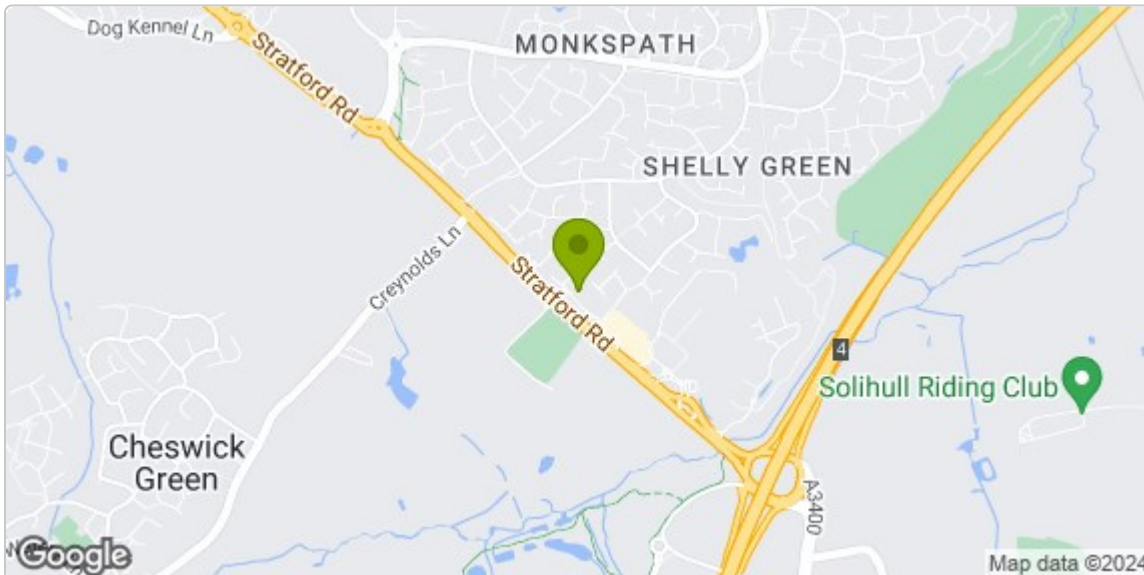


**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
77 Kerswell Drive Monkspath  
Solihull B90 4PE

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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