



# Chadstone Close, Monkspath

## Asking Price £525,000

- DETACHED
- EN-SUITE TO PRINCIPLE BEDROOM
- CONSERVATORY
- TASTEFULLY DECORATED THROUGHOUT
- UTILITY
- FOUR DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- OFF ROAD PARKING
- PRIVATE GARDENS
- SINGLE GARAGE



Chadstone Close occupies a delightful position on the fringe of the ever popular Monkspath development.

Monkspath was constructed mainly throughout the 1980's and is ideally positioned close to Solihull town centre and this particular property is located on a later phase of the estate just off Shelly Crescent making it an ideal location to enjoy all the amenities of Shelly Farm Centre, with easy access to shops including a supermarket, pharmacy, post office, hairdressers and the popular Farm Gastro Pub & Restaurant. It is also within close proximity of a GP surgery and dental practice. Situated close to Hillfield Park and Solihull Nature Reserve for an afternoon stroll, and near to Widney Manor Golf Club. Within approximately five minute drive away you will find the excellent shopping facilities in Solihull town centre, including Touchwood Shopping Centre.

Monkspath is well served by regular bus services to Solihull in one direction and Shirley in the other, and is one mile from Widney Manor railway station. Junction 4 of the M42 is a five minute car journey away and Birmingham International Airport and the NEC can be found off junction 6.

The property is within the catchment areas and a five minute walk of Monkspath Primary School, and within a five minute drive from Alderbrook School for secondary education.

An ideal location therefore for this modern detached property which offers potential for further extensions. Sitting back from the road behind a tarmac driveway which leads to the garage and front door which opens to the accommodation.

### ENTRANCE HALL

A bright through reception hall allowing access into the living room, kitchen/breakfast room, utility, WC and the first floor. With ceiling light and wall mounted radiator.

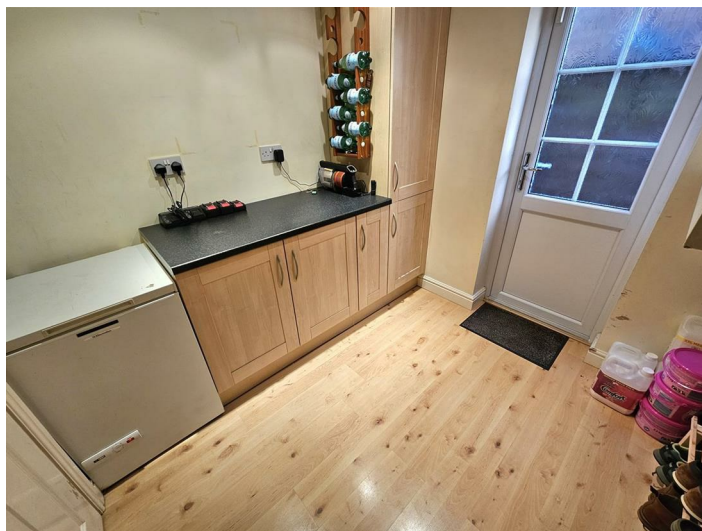
### LIVING ROOM

**16'11" x 11'11" (5.18 x 3.64)**



A well proportioned room with window to front elevation and double doors to the rear opening onto the kitchen/dining room. With gas fire place with stone effect surround, ceiling and wall mounted lighting with wall mounted radiator.

### UTILITY



A fitted utility with base and larder cupboards with worktop over. With door onto side passage and ample space for cloaks and boots. With ceiling light and numerous power points.

### KITCHEN/DINING ROOM

**9'6" x 23'9" (2.92 x 7.26)**



A beautifully fitted kitchen with a range of wall mounted and base units with quartz worktop over. With integrated appliances including dishwasher, electric oven and microwave, induction hob and extractor, space and plumbing for American style fridge freezer and washing machine. Having spot lighting and wall mounted radiator with window to rear elevation and French doors opening onto the garden and door opening into the conservatory.

### CONSERVATORY

**10'6" x 13'5" (3.21 x 4.10)**

A great sized conservatory with French doors opening onto the garden with power and lighting.

### WC

Cloaks room with WC and wash basin with window to front elevation.



**BEDROOM ONE**  
**10'11" x 12'9" (3.35 x 3.91)**



A large double room with access into en-suit shower room. With built in storage, double window to front elevation ceiling light and wall mounted radiator.

**EN-SUITE**

An en-suite shower room walk in shower cubicle with thermostatic shower, wash basin and toilet. with led lighting heated towel rail and shelving storage.

**BEDROOM TWO**  
**10'11" x 7'6" (3.35 x 2.30)**



A good sized double room with built in storage and window to front elevation. Having ceiling light wall mounted radiator.

**BEDROOM THREE**  
**9'6" x 8'8" (2.92 x 2.65)**

A smaller double room with window to rear elevation. Having ceiling light and wall mounted radiator.

**BEDROOM FOUR**  
**8'7" x 7'6" (2.62 x 2.31)**

A double room with window to rear elevation. With ceiling light and wall mounted radiator.

**BATHROOM**  
**9'6" x 6'11" (2.92 x 2.11)**



A nicely fitted bathroom with bath and shower screen with hand held shower, wash basin with vanity storage and toilet. Having a window to the rear elevation ceiling light and heated towel rail.

**GARAGE**  
**9'8" x 7'6" (2.96 x 2.30)**

A single garage with up and over door, power and lighting.

**OUTSIDE**



With off road parking for numerous vehicles bordered by dwarf brick wall. To the rear we have a landscaped private garden with garden shed. With raised planted borders and Indian sandstone patio.

## 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.



Total area: approx. 133.6 sq. metres (1438.5 sq. feet)

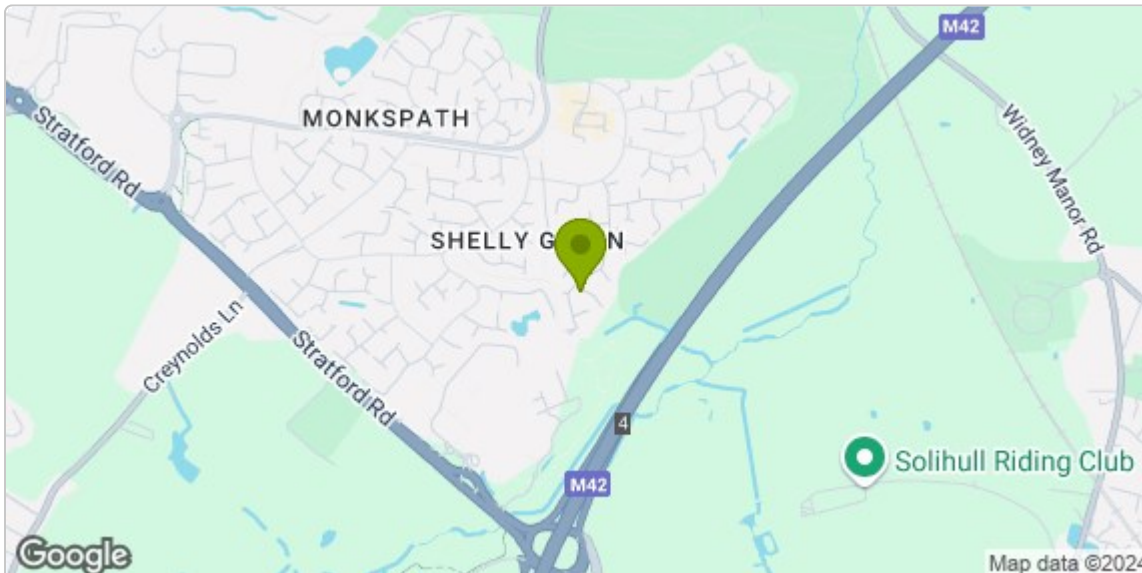
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment only with the office on the number below 0121 711 1712

**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:**  
4 Chadstone Close Monkspath  
Solihull B90 4YX

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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