



smarthomes



- A Substantially Extended Detached Family Home
- Four Bedrooms
- Re-Fitted Open Plan Kitchen/Diner
- Lounge with Bi-Fold Doors and Spiral Staircase

Tilesford Close, Monkspath, Solihull, B90 4YF

£549,950

Internal viewing is essential to appreciate this individual and substantially extended four bedroom detached family home offering accommodation comprising a superb extended and re-fitted kitchen/diner, family room, lounge with bi-fold doors and a feature spiral staircase, guest W.C, large master bedrooms with en-suite and Juliet balcony, three further bedrooms, large re-fitted family bathroom, off road parking, landscaped rear garden, garage store and detached granny annex





## Property Description

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store

The property is set back from the road behind a block paved driveway providing ample off road parking, ornamental retaining walls, roller shutter door giving access to storage room, external power point, external hot and cold taps and a canopy porch with a composite front door leading into





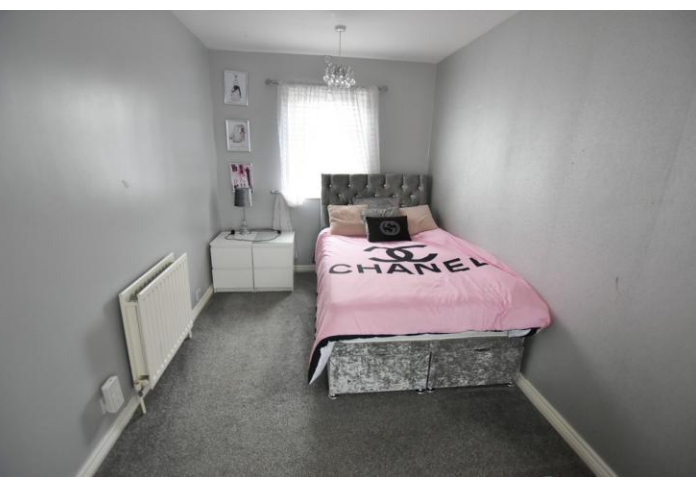
### Dual Aspect Lounge

24' 3" max x 20' 8" max (7.39m max x 6.3m max) With a UPVC double glazed window to front elevation, feature bi-fold doors leading to rear garden, feature spiral staircase rising to first floor, three wall mounted radiators, hard wired speakers, ceiling spot lights and feature double doors leading to



### Superb Re-Fitted Kitchen/Diner

30' 0" max x 18' 4" max (9.14m max x 5.59m max) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating an inset stainless steel sink with mixer tap over, further incorporating a 5 ring induction hob with extractor fan over. Feature island with breakfast bar, two integrated ovens with plate warmers, integrated dishwasher, storage cupboard housing a wall mounted gas central heating boiler, feature vaulted ceiling, tiling to floor, radiator, ceiling spot lights, Velux roof windows, UPVC double glazed windows to the front and side aspects, UPVC French doors to the rear aspect and further double doors leading to





### **Family Room to Rear**

12' 8" x 11' 11" (3.86m x 3.63m) With UPVC double glazed windows to rear and side elevations and UPVC French doors leading to rear garden, wall mounted radiator and ceiling spot lights

### **Utility Room to Front**

6' 6" x 4' 11" (1.98m x 1.5m) With a triple wall mounted storage unit, space and plumbing for various white goods, UPVC double glazed window to front, tiling to floor, ceiling light point and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor, electric panel heater and ceiling light point

### **Landing**

With Velux roof windows, ceiling light point, feature glass balustrade and door to

### **Superb Master Bedroom to Rear**

23' 5" x 10' 11" (7.14m x 3.33m) With double glazed French doors with a Juliet balcony, two feature full height windows to the side elevation, feature vaulted ceiling with Velux roof windows, radiator, ceiling light point and spot lights and door to

### **Re-Fitted En-Suite to Rear**

5' 9" x 5' 2" (1.75m x 1.57m) Being re-fitted with a modern white suite comprising of corner shower enclosure, wall mounted wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

### **Dual Aspect Bedroom Two**

14' 11" x 7' 10" (4.55m x 2.39m) With double glazed windows to the front and rear elevations, radiator and ceiling light point

### **Bedroom Three to Rear**

11' 7" x 8' 11" (3.53m x 2.72m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Four to Front**

8' 6" x 4' 9" min (2.59m x 1.45m min) Being L shaped with double glazed window to front elevation, radiator and ceiling light point

### **Luxury Re-Fitted Family Bathroom**

13' 5" x 6' 9" (4.09m x 2.06m) Being re-fitted with a modern white suite comprising of a feature bathtub with a handheld shower attachment, large fully tiled walk in shower, twin vanity wash hand basins and a low flush W.C. Radiator, tiling to floor, ceiling spot lights and an obscure double glazed window to the front elevation

### **Landscaped Rear Garden**

Being paved and block paved for ease of maintenance with ornamental retaining walls, planted shrub borders, panelled fencing to boundaries and access to

## Detached Granny Annex

### Annex Room

16' 6" x 7' 4" (5.03m x 2.24m) With access to loft space, wall mounted electric panel heater, ceiling light point and door to

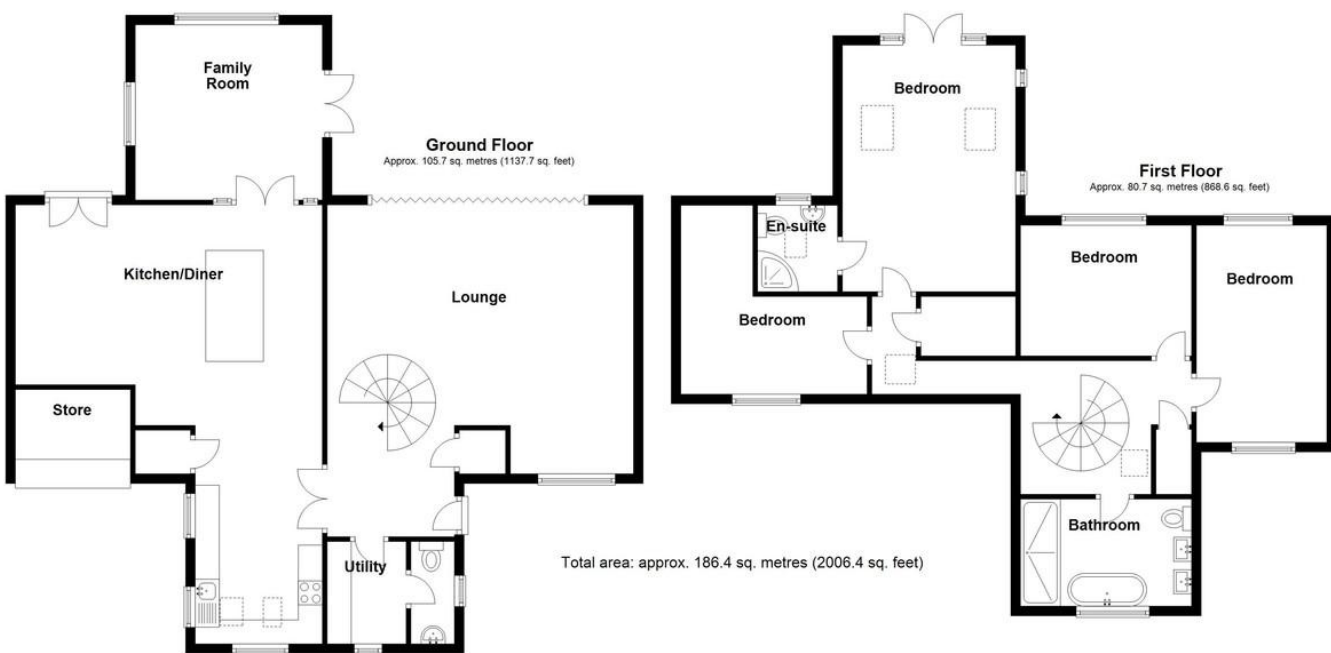
### Re-Fitted En-Suite Shower Room

7' 2" x 5' 5" (2.18m x 1.65m) Being re-fitted with a modern white suite comprising of a large fully tiled shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to floor, ceiling light point and an obscure double glazed window

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges





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