



smarthomes



- Beautifully Presented Throughout
- Four Bedrooms
- Luxury En-Suite & Family Bathroom
- Attractive Lounge With Clear View Log-Burner

Stapenhall Road, Monkspath, Solihull, West Midlands, B90 4XX

A beautifully presented detached family home completely refurbished to a high standard, situated within a very popular location and occupying a wide plot. Four bedrooms, en-suite, bathroom, lounge with log-burner, open plan kitchen/dining room, utility, re-fitted guest WC, double width garage with space for extension over (STPP)



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 occupies a wider than average plot with lawned fore-gardens to either side of the tarmac driveway providing ample parking space. There is a canopy porch with external light and access is gained via an attractive entrance door with frosted double glazed panel to the side, leading through to;

Welcoming Entrance Hall

With feature luxury vinyl flooring, stairs rising to the first floor, central heating radiator and doors leading off to;





Re-Fitted Guest Cloakroom/WC

5' 4" x 4' 3" (1.63m x 1.3m) Having a frosted UPVC double glazed window to the front, luxury vinyl flooring, combined heated towel rail and radiator, matching white vanity unit and WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath.



Attractive Living Room

16' 10" x 11' 10" (5.13m x 3.61m) Having continued luxury vinyl floor covering, inset ceiling down-lights, coving to the ceiling, UPVC double glazed window to the front, central heating radiator, feature clear view log-burner with slate hearth and bi-fold doors leading through to;

Stunning Open Plan Kitchen/Dining Room

24' 5" x 13' 5" (7.45m x 4.09m)

The dining area has UPVC double glazed sliding patio doors to the rear garden, a central heating radiator and luxury vinyl floor covering extending through to the kitchen, with centre island breakfast bar incorporating units, wine cooler, AEG induction hob with Luxair remote control extractor over and LED down-lights. Plasma wall TV point and a wide range of gloss fronted base, wall and drawer units with



white quartz work-tops over incorporating a Franke one and a half sink and drainer unit with mixer tap over, built-in Bosch combination oven, separate oven, warming drawer, fridge freezer, integrated dishwasher, feature vertical radiator, useful built-in under-stairs storage cupboard and door through to;

Utility Room

6' 6" x 5' 3" (1.98m x 1.6m) With continued luxury vinyl floor covering, plumbing for a washing machine, plumbing for a sink, fitted base units with roll-top work -surface over, central heating radiator and part-glazed door through to the double garage.

Landing

The first floor landing is approached via the stairs leading from the hallway, with loft hatch and doors leading off to;

Bedroom One

15' 5" (incl. wardrobes) x 11' 10" (4.7m (incl. wardrobes) x 3.61m) Having a UPVC double glazed window to the front, central heating radiator, fitted wardrobes with hanging rails and shelving and door leading through to;

Luxury En-Suite

12' 1" x 4' 10" (3.68m x 1.47m) Having 'his and hers' wash basins with Grohe mixer taps and vanity cupboards beneath, WC with concealed cistern and double shower cubicle with thermostatic shower and separate spray head attachment. Two frosted UPVC double glazed windows to the front, chrome ladder style heated towel rail, feature tiling, down-lights and extractor fan.

Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m) Having a UPVC double glazed window to the rear and a central heating radiator.

Bedroom Three

9' 4" (to wardrobe) x 8' 9" (2.84m (to wardrobe) x 2.67m) Having a UPVC double glazed window to the rear, central heating radiator and fitted wardrobe with sliding mirror-fronted doors.

Bedroom Four

6' 8" x 5' 3" (2.03m x 1.6m) With a UPVC double glazed window to the rear and a central heating radiator.

Luxury Bathroom

8' 10" x 6' 0" (2.69m x 1.83m) Having a re-fitted white suite comprising WC, pedestal wash hand basin and P shaped shower bath with Mira thermostatic shower over, mixer tap and separate spray head attachment. Luxury vinyl floor covering, feature tiled splash-backs, chrome ladder style heated towel rail and shelved linen cupboard.

Double Garage

16' 1" x 15' 2" (4.9m x 4.62m) Having boarded loft space above with light, UPVC double glazed door and window to the rear garden, Garra remote control up-and-over security door, cold water tap, wall mounted combination boiler and trip switch consumer unit.

Garden

The rear garden enjoys a private aspect to the rear, having a wide re-laid paved patio area, shaped lawn with slate chipped border and panel fenced boundaries, cold water tap, bin store and twin gated passages with security lights (one to rear and two to the front). There is excellent scope for extension above and behind the garage (subject to the necessary planning permission).

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 vendor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.