



smarthomes

Chadstone Close

Monkspath, Solihull, B90 4YX

- A Four Double Bedroom Detached Family Home
- Through Lounge Diner
- En Suite & Family Bathroom
- No Upward Chain

£550,000

EPC Rating 63

Current Council Tax Band – E





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 situated at the end of a cul-de-sac and is set back from the road behind a tarmacadam driveway providing off road parking and extending up to garage. Access is gained via a double glazed composite front door leading into

Entrance Hallway

With two ceiling light points, Herringbone oak effect flooring, central heating radiator, stairs leading to the first floor accommodation and doors leading off to



Guest WC

With vanity push button WC, corner wash hand basin, obscure double glazed window to front, central heating radiator and ceiling light point

Lounge to Front

16' 0" x 11' 8" (4.88m x 3.56m) With double glazed window to front elevation, two ceiling light points, two wall light points, feature fire surround with marble effect inset and opening to

Dining Area to Rear

9' 10" x 9' 5" (3m x 2.87m) With ceiling light point, two wall light points, central heating radiator and bi-fold double glazed doors leading out to the rear garden



Breakfast Kitchen to Rear

14' 1" x 9' 4" (4.29m x 2.84m) Being fitted with a range of Antique pine effect base units and matching wall units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, integrated Siemens oven and grill, four ring gas hob, extractor, integrated dishwasher, wall mounted Worcester central heating boiler set above additional utility sink with plumbing for a washing machine, ceiling strip light, double glazed window to the rear garden and double glazed door to rear

Accommodation On The First Floor

Split Level Landing

With obscure double glazed window to side, loft hatch, door to airing cupboard and doors leading off to



Bedroom One to Front

12' 7" (max) x 12' 4" (max) (3.84m x 3.76m) With two double glazed windows to front elevation, central heating radiator, sliding fitted wardrobe, ceiling light point and door leading off to

En Suite Bathroom to Side

6' 10" x 5' 7" (2.08m x 1.7m) Being fitted with a white suite comprising of; panelled bath, low flush WC and double glazed window to side



Bedroom Two to Rear

9' 4" (min) x 8' 10" (2.84m x 2.69m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Rear

9' 6" x 8' 5" (2.9m x 2.57m) With double glazed window to rear elevation, central heating radiator and ceiling light point



Bedroom Four to Rear

10' 3" x 9' 7" (3.12m x 2.92m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin and obscure double glazed window to rear

Rear Garden

Being mainly laid to lawn with paved patio area, security lighting, panelled fencing to boundaries and paved pathway leading to double glazed door giving access into



Garage

14' 8" x 8' 0" (4.47m x 2.44m) With automated roller-shutter garage door and ceiling light point

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.