



smarthomes

Kerswell Drive

Monkspath, Solihull, B90 4PE

- A Well Presented Two Bedroom Property
- Open Views To Front
- Tandem Off Road Parking For Two Vehicles
- Modern Family Bathroom

£250,000

EPC Rating 71

Current Council Tax Band C





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 benefits from tandem off road parking for two vehicles and delightful open views to the front with paved pathway extending to canopy porch and front door giving access to

Lounge Diner

9' 11" x 16' 5" (3.02m x 5m) With double glazed window over-looking the rear garden, UPVC double glazed door leading out to the rear garden, wood effect flooring, ceiling light point, two radiators, coving to ceiling, stairs to first floor accommodation, door to useful storage cupboard and opening into



Kitchen to Front

10' 0" x 5' 11" (3.05m x 1.8m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, tiled flooring, wall mounted boiler and double glazed window to front



Accommodation on the First Floor

Landing

With ceiling light point, door to useful storage cupboard and doors leading off to

Bedroom One

10' 0" x 10' 1" (3.05m x 3.07m) With double glazed window over-looking the rear garden, ceiling light point and radiator

Bedroom Two

6' 0" x 10' 0" (1.83m x 3.05m) With double glazed window over-looking the rear garden, ceiling light point and radiator





Modern Family Bathroom to Front

6' 0" x 6' 2" (1.83m x 1.88m) Being fitted with a modern three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to front, extractor, radiator and ceiling light point

Rear Garden

A well proportioned rear garden being mainly laid to lawn with paved patio, paved terrace, timber potting shed, fencing to boundaries and mature borders

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 - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

