



smarthomes

## Shelly Crescent

Monkspath, Solihull, B90 4YW

- A Well Presented Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Breakfast Room/Snug
- South Facing Rear Garden
- Superb Potential To Extend Further STPP & No Upward Chain

**Offers Over £450,000**

EPC Rating 68

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 set back from the road behind a block edged tarmac driveway providing off road parking extending to up and over garage door, gated side access and UPVC double glazed door leading into

### Entrance Hallway

With ceiling light point, coving to ceiling, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

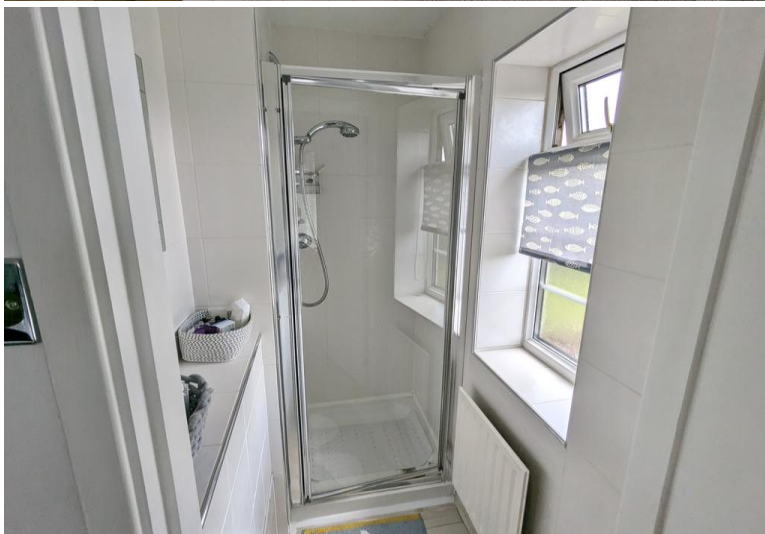


#### Guest WC

With low flush WC, vanity wash hand basin with storage below, ladder style radiator, obscure double glazed window to front, ceiling light point, wood effect flooring

#### Lounge to Front

11' 5" x 14' 6" (3.48m x 4.42m) With double glazed bow window to front elevation, wood effect flooring, ceiling light point with decorative rose, coving to ceiling, radiator, dado rail, electric fireplace with marble effect hearth and decorative surround and glazed French doors leading through to



#### Dining Room to Rear

9' 5" x 13' 0" (2.87m x 3.96m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light point, coving to ceiling and door leading through to

#### Kitchen to Rear

7' 11" x 17' 9" (2.41m x 5.41m) Being fitted with a range of wall, drawer and base units with complementary stone effect work surfaces and matching backsplash, sink and drainer unit with mixer tap, space for cooker with tiled splashback and extractor canopy over, integrated dishwasher, ceiling light point, radiator, tiled flooring, double glazed window to rear and archway leading through to



#### Breakfast Room/Snug to Rear

7' 4" x 14' 8" max (2.24m x 4.47m) With door to garage, double glazed French doors leading out to the rear garden, wood effect flooring, sky-light, radiator, ceiling light point, door to walk-in pantry/storage cupboard and space for American style fridge freezer

#### Accommodation on the First Floor

#### Landing

With ceiling light point, obscure double glazed window to side, airing cupboard housing Vaillant boiler, coving to ceiling, loft hatch and doors leading off to

#### Bedroom One to Rear

14' 7" x 14' 5" (4.44m x 4.39m) With double glazed window to rear elevation, radiator, two ceiling light points, wood effect flooring, fitted wardrobes with mirrored sliding doors and door leading into



#### En-Suite Shower Room to Rear

Having a shower enclosure with thermostatic shower, complementary tiling to walls, obscure double glazed window to rear, radiator, wood effect flooring and ceiling light point



**Bedroom Two to Front**

11' 8" x 13' 0" (3.56m x 3.96m) With double glazed window to front elevation, radiator, ceiling light point, wood effect flooring and a range of fitted furniture

**Bedroom Three to Front**

8' 2" x 9' 0" (2.49m x 2.74m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs storage cupboard

**Family Bathroom to Rear**

6' 0" x 5' 6" (1.83m x 1.68m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, shaver socket, ladder style radiator and ceiling light point

**Garage**

18' 7" x 8' 0" (5.66m x 2.44m) With up and over garage door to driveway, power and lighting

**South Facing Rear Garden**

Being mainly laid to lawn with paved patio, timber potting shed, fencing to boundaries, a variety of mature shrubs, trees and bushes and gated side access to driveway to front



**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 Nigel Hodges. Current council tax band - E

Ground Floor

First Floor



Total area: approx. 111.5 sq. metres (1200.5 sq. feet)

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   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.