



smarthomes

Frankholmes Drive

Monkspath, Solihull, B90 4YB

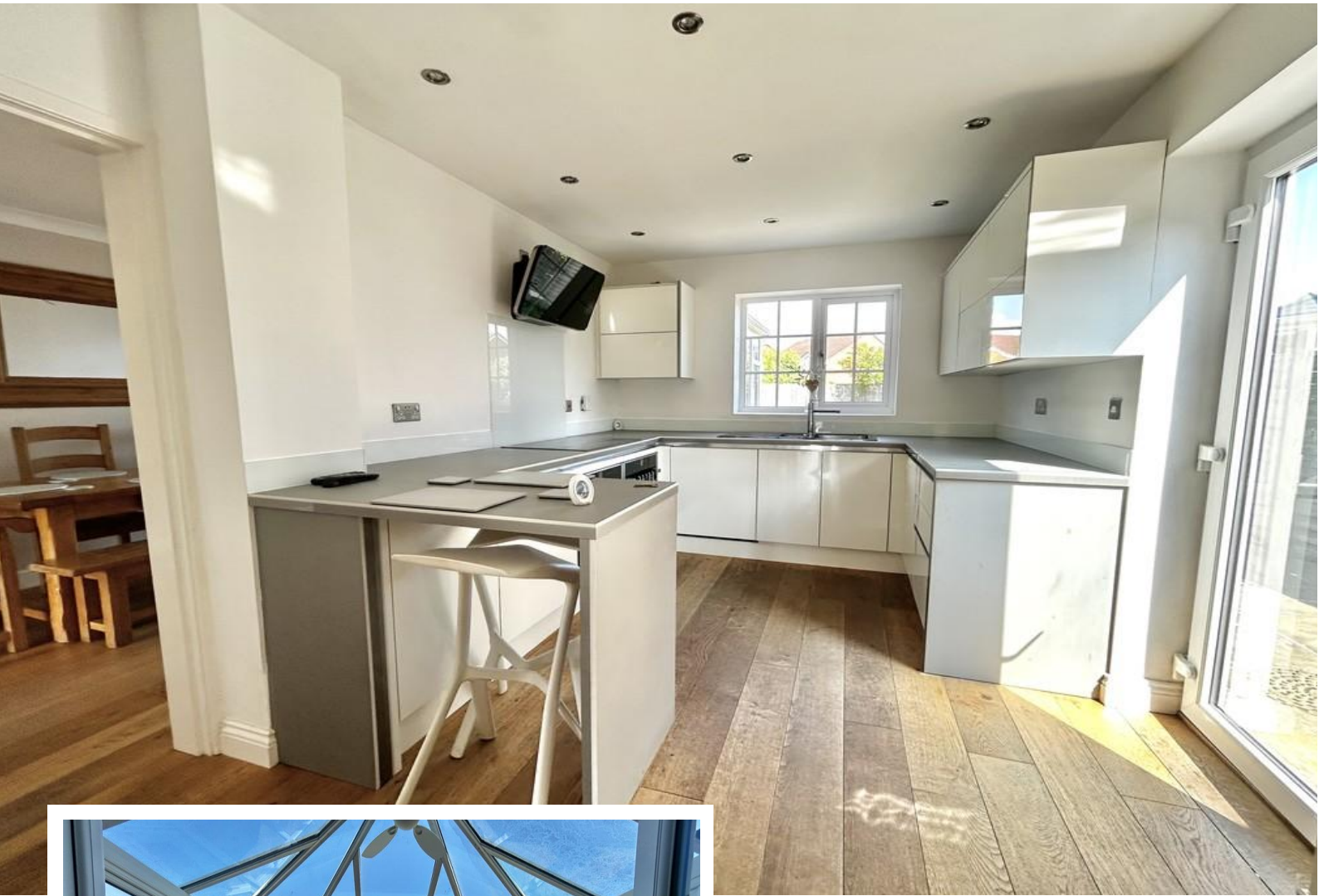
- An Immaculately Presented Detached Family Home
- Four Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Four Piece Family Bathroom

Offers Over £500,000

EPC Rating TBC

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 lawned fore garden and tarmac driveway providing generous off road parking extending to gated side access, up and over garage door and UPVC double glazed front door



Entrance Hall

With schoolhouse style radiator, engineered oak flooring, staircase leading to the first floor accommodation and doors leading off to

Re-Fitted Guest WC to Front

With pedestal wash hand basin, low flush WC, obscure double glazed window to front and tiled flooring

Lounge Area to Front

11' 4" max x 28' 2" (3.45m x 8.59m) With double glazed window to front elevation, coving to ceiling, engineered Oak flooring, feature inset solid fuel burner, schoolhouse style radiator, ceiling light point and opening through to



Dining Area

With engineered Oak flooring, schoolhouse style radiator, ceiling light point, coving to ceiling, door to breakfast kitchen and UPVC double glazed French doors leading into

Conservatory

With double glazed windows, self-cleaning glazed roof, tiled flooring, ceiling light with fan, power points and double glazed French doors leading out to the rear garden

Re-Fitted Breakfast Kitchen to Rear

9' 1" x 19' 0" (2.77m x 5.79m) Being fitted with a range of high gloss, handle-less wall, drawer and base units with complementary work surfaces and glazed upstands, sink and drainer unit with mixer tap, four ring ceramic hob with extractor canopy over and glazed splashback, two inset electric ovens, integrated dishwasher, breakfast bar seating area, vertical schoolhouse style radiator, spot lights to ceiling, hard-wiring for wall mounted television, engineered oak flooring, under-stairs storage cupboard, double glazed windows and double glazed door to side



Accommodation on the First Floor

Landing

With ceiling light point, coving to ceiling, loft hatch with pull down loft ladder, double glazed window to side elevation, door to airing cupboard and doors leading off to

Bedroom One to Front

12' 5" x 9' 2" (3.78m x 2.79m) With double glazed window to front elevation, schoolhouse style radiator, coving to ceiling, hard-wiring for wall mounted television and inset downlighters





Bedroom Two to Rear

12' 0" x 8' 6" (3.66m x 2.59m) With double glazed window to rear elevation, schoolhouse style radiator, coving to ceiling, hard-wiring for wall mounted television and inset downlighters

Bedroom Three to Front

8' 5" x 9' 4" (2.57m x 2.84m) With double glazed window to front elevation, schoolhouse style radiator, coving to ceiling and inset downlighters

Bedroom Four to Rear

With double glazed window to rear elevation, schoolhouse style radiator, coving to ceiling and inset downlighters

Re-Fitted Four Piece Family Bathroom

Being re-fitted with a four piece white suite comprising; feature freestanding bath with centralised mixer tap and shower attachment, low flush WC, pedestal wash hand basin and shower cubicle with thermostatic rainfall shower, with complementary tiling to walls and floor, obscure double glazed window to side, ladder style radiator and ceiling down-lighters



Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and gated side access

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



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