



smarthomes

## Tilesford Close

Monkspath, Solihull

- A Three Double Bedroom Detached Property
- Fitted Kitchen & Open Plan Lounge/Diner
- South/Westerly Facing Rear Garden
- En-Suite Shower Room

**Offers Over £350,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

A detached property situated in a most popular location offering accommodation comprising an open plan lounge/diner, fitted kitchen, guest W.C, three double bedrooms, en-suite shower room, family bathroom, South/Westerly facing rear garden, garage and driveway parking

Monkspath is situated on the edge of Shirley and open countryside, with easy road 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



## Rooms & Measurements

Fitted Kitchen to Front 4.42m x 1.91m (14'6" x 6'3")

Open Plan Lounge/Diner to Rear 5.56m max x 5.05m max (18'3" max x 16'7" max)

Bedroom One to Front 3.51m x 3.45m max (11'6" x 11'4" max)

En-Suite Shower Room to Front 2.57m max x 1.02m min (8'5" max x 3'4" min)

Bedroom Two to Rear 3.15m x 2.9m (10'4" x 9'6")

Bedroom Three to Rear 3.15m x 2.51m (10'4" x 8'3")

Family Bathroom to Side 1.75m x 1.65m (5'9" x 5'5")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor.

Current council tax band – D



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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 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 are advised to recheck the measurements.