



smarthomes

## Charlesworth Avenue

Monkspath, Solihull

- A Very Well Presented Four Bedroom Detached Family Home
- Modern Fitted Kitchen, Family Bathroom & En-Suite Shower Room
- South Facing Rear Garden & Tandem Garage
- Two Spacious Reception Rooms

**£600,000**

Current EPC Rating - D  
Current Council Tax Band - E







## Property Description

A well presented detached family home situated in a most popular location offering superb potential for extension subject to planning consent. Offering spacious accommodation comprising a spacious lounge, separate dining room, modern fitted kitchen, guest W.C, four bedrooms, modern en-suite shower room, family bathroom, South facing rear garden, side tandem garage and ample 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

Spacious Lounge to Front 5.99m max x 4.09m max (19'8" max x 13'5" max)

Dining Room to Rear 3.38m x 2.87m (11'1" x 9'5")

Modern Fitted Kitchen to Rear 4.29m max x 2.97m (14'1" max x 9'9")

Guest W.C

Bedroom One to Front 3.84m min x 3.25m min (12'7" min x 10'8" min)

Modern En-Suite Shower Room 2.01m x 1.27m (6'7" x 4'2")

Bedroom Two to Rear 3.12m x 2.95m (10'3" x 9'8")

Bedroom Three to Front 3.07m max x 2.16m max (10'1" max x 7'1" max)

Bedroom Four to Rear 2.31m min x 2.06m min (7'7" min x 6'9" min)

Family Bathroom to Side 1.88m x 1.73m (6'2" x 5'8")

Side Tandem Garage 9.53m x 2.46m (31'3" x 8'1")

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 Nigel Hodges. Current council tax band – E





**Ground Floor**

**First Floor**



Total area: approx. 131.9 sq. metres (1419.3 sq. feet)

316 Stratford Road  
 Shirley  
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