



**Shelly Lane**

Monkspath, Solihull

- A Spacious Five Bedroom Family Home
- Fitted Kitchen & Modern En-Suite Shower Room
- Low Maintenance West Facing Rear Garden
- No Upward Chain

**OIRO £420,000**

Current EPC Rating - D  
Current Council Tax Band - D







## Property Description

An extended semi-detached property offering five good size bedrooms, an extended through lounge/diner, breakfast kitchen, en-suite shower room, utility, family bathroom, West facing low maintenance rear garden, driveway parking and no upward chain

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

Utility Room to Side 2.36m x 1.6m (7'9" x 5'3")

Extended Through Lounge/Diner 10.24m x 3.48m (33'7" x 11'5")

Breakfast Kitchen to Side 3.76m x 3.68m (12'4" x 12'1")

Ground Floor Bedroom Five to Rear 3.43m x 2.54m (11'3" x 8'4")

En-Suite Shower Room 1.98m x 1.6m (6'6" x 5'3")

Bedroom One to Front 3.51m x 3.2m (11'6" x 10'6")

Bedroom Two to Front 3.73m x 2.51m (12'3" x 8'3")

Bedroom Three to Rear 3.51m x 2.92m (11'6" x 9'7")

Bedroom Four to Rear 2.84m x 2.54m (9'4" x 8'4")

Family Bathroom to Rear 2.49m x 1.63m (8'2" x 5'4")

### 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





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