



**Hay Lane**  
Monkspath, Solihull

- A Very Well Presented Four Bedroom Family Home
- Open Plan Breakfast Kitchen & Two Spacious Reception Rooms
- South Facing Rear Garden & Integral Garage
- En-Suite Shower Room & No Upward Chain

**OIRO £520,000**

Current EPC Rating - C  
Current Council Tax Band - E







## Property Description

A well presented & extended semi-detached family home benefiting from no upward chain and offering accommodation comprising two spacious reception rooms, extended breakfast kitchen, guest W.C, four bedrooms, en-suite shower room, four piece family bathroom, Southerly facing rear garden, driveway parking and integral garage

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

Dining Room to Front 4.39m x 3.68m (14'5" x 12'1")

Extended Lounge to Rear 6.53m x 3.2m (21'5" x 10'6")

Extended Breakfast Kitchen to Rear 5.26m x 4.67m (17'3" x 15'4")

Bedroom One to Front 4.5m x 3.68m max (14'9" x 12'1" max)

En-Suite Shower Room 1.88m x 1.57m (6'2" x 5'2")

Bedroom Two to Rear 3.73m x 3.2m max (12'3" x 10'6" max)

Bedroom Three to Rear 3.89m min x 2.18m (12'9" min x 7'2")

Nursery Bedroom/Study to Front 2.34m max x 2.24m max (7'8" max x 7'4" max)

Family Bathroom to Rear 2.54m x 2.24m (8'4" x 7'4")

Integral Garage 4.47m x 2.26m (14'8" x 7'5")

### Tenure

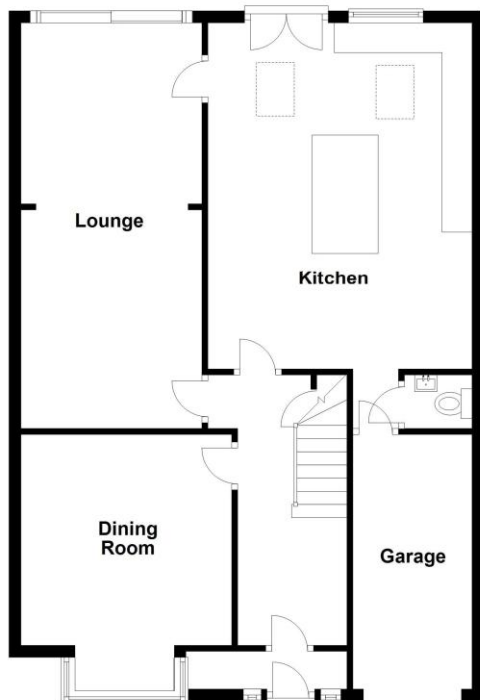
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – E



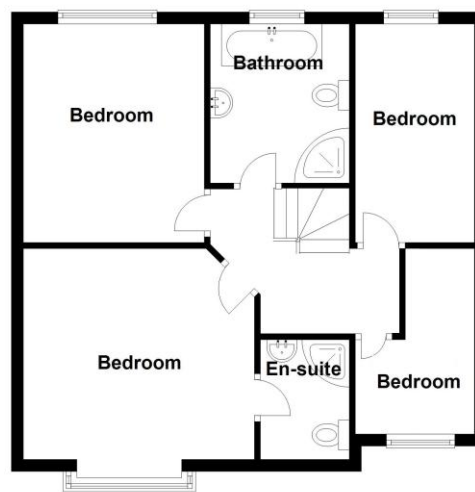


**Ground Floor**



Total area: approx. 137.1 sq. metres (1475.4 sq. feet)

**First Floor**



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 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.