



Kemerton Way Monkspath, Solihull

- A Very Well Presented Four Bedroom Family Home
- Breakfast Kitchen & Two Reception Rooms
- Lovely Rear Garden
- Garage & Driveway Parking

Offers Over £500,000

Current EPC Rating - C
Current Council Tax Band - E



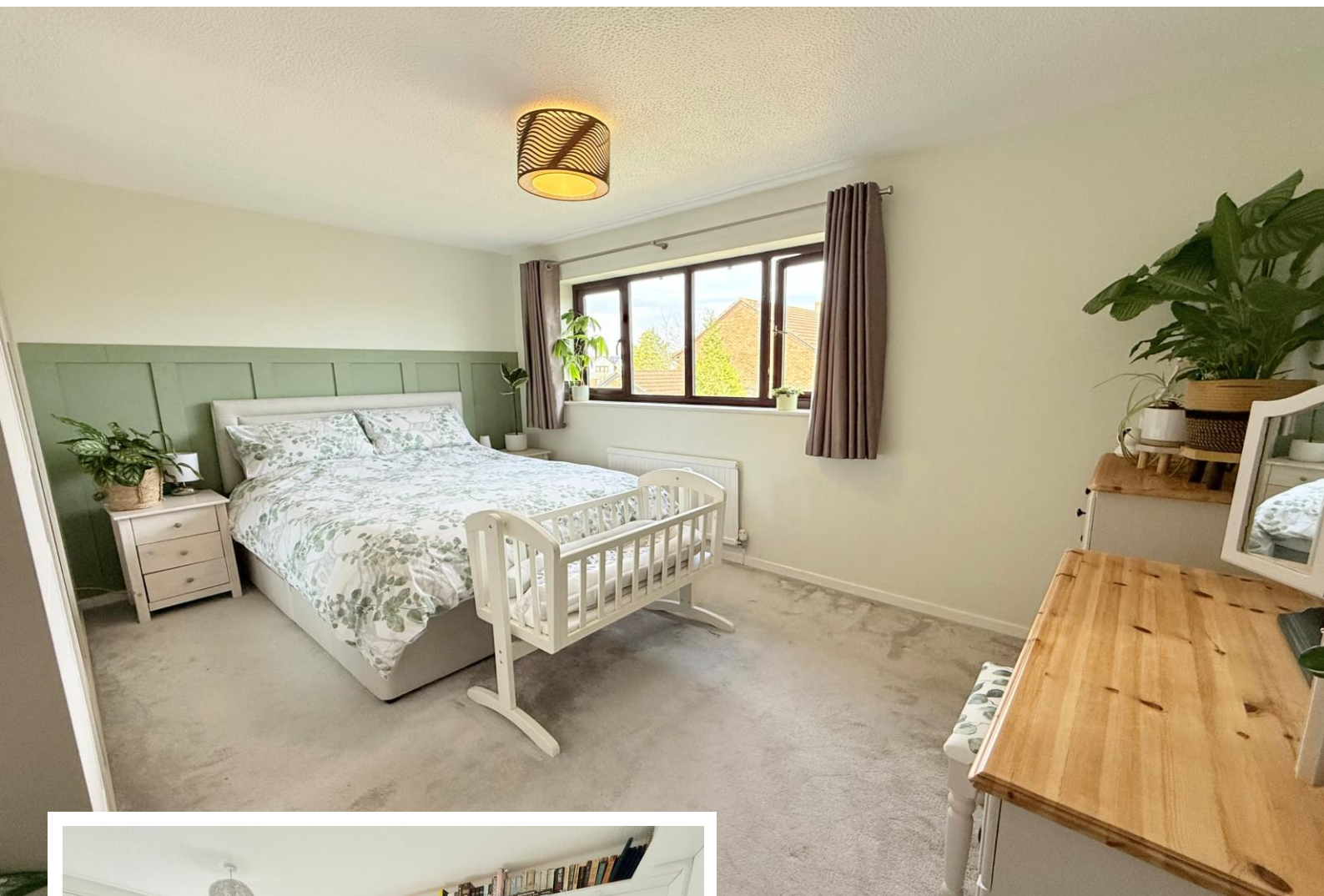


Property Description

A very well presented detached family home offering four double bedrooms, lounge, dining room, breakfast kitchen, guest WC, family bathroom, pleasant rear garden, garage and off-road 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

Lounge to Rear 4.8m x 3.4m (15'9" x 11'2")

Dining Room to Rear 3.56m x 2.95m (11'8" x 9'8")

Breakfast Kitchen to Front 4.04m x 2.77m (13'3" x 9'1")

Bedroom One to Rear 4.29m x 3.28m (14'1" x 10'9")

Bedroom Two to Front 3.78m x 2.44m (12'5" x 8'0")

Bedroom Three to Rear 2.84m x 2.74m (9'4" x 9'0")

Bedroom Four to Front 3.68m x 2.13m (12'1" x 7'0")

Family Bathroom to Side 2.16m x 1.93m (7'1" x 6'4")

Tenure

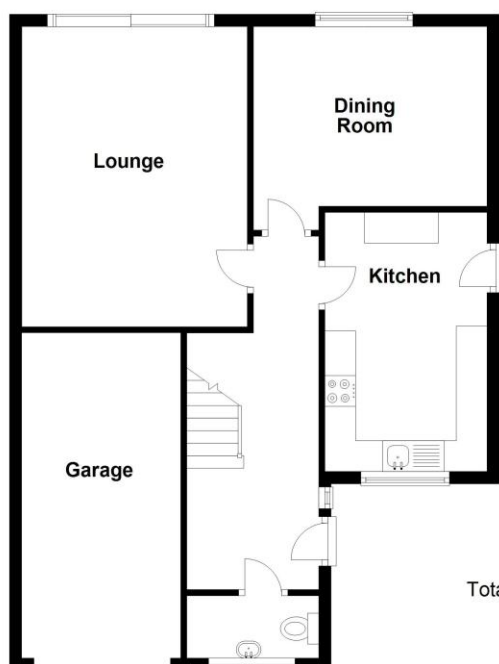
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – E



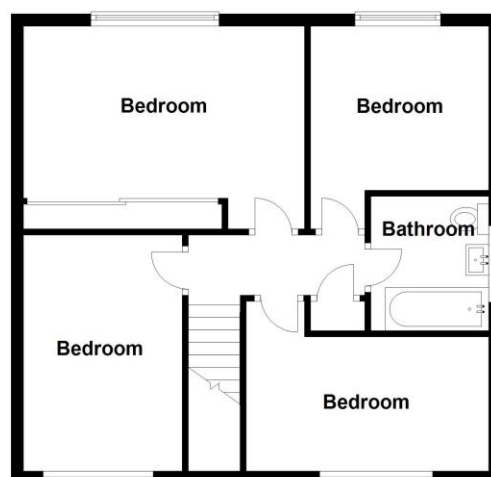
Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



Total area: approx. 124.0 sq. metres (1334.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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.