



smarthomes

Fullbrook Close

Monkspath, Solihull

- A Well Presented Four Bedroom Family Home
- Modern Fitted Kitchen & En-Suite Shower Room
- South/Westerly Facing Rear Garden
- Two Reception Rooms & No Upward Chain

Offers Over £575,000

Current EPC Rating - D

Current Council Tax Band - E





Property Description

A well presented detached family home situated in a most popular location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, fitted kitchen, study, guest W.C, four bedrooms, en-suite shower room, family bathroom, South/Westerly facing rear garden 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

Lounge to Front 5.64m x 3.51m (18'6" x 11'6")

Dining Room to Rear 3.53m x 3.07m (11'7" x 10'1")

Re-Fitted Kitchen to Rear 3.68m x 2.79m (12'1" x 9'2")

Home Office to Front 2.54m x 1.68m (8'4" x 5'6")

Guest W.C 1.45m x 1.32m (4'9" x 4'4")

Bedroom One to Front 4.01m x 3.53m (13'2" x 11'7")

Dressing Area

En-Suite Shower Room 2.16m x 1.65m (7'1" x 5'5")

Bedroom Two to Rear 3.45m x 2.62m (11'4" x 8'7")

Bedroom Three to Rear 3.51m x 2.49m (11'6" x 8'2")

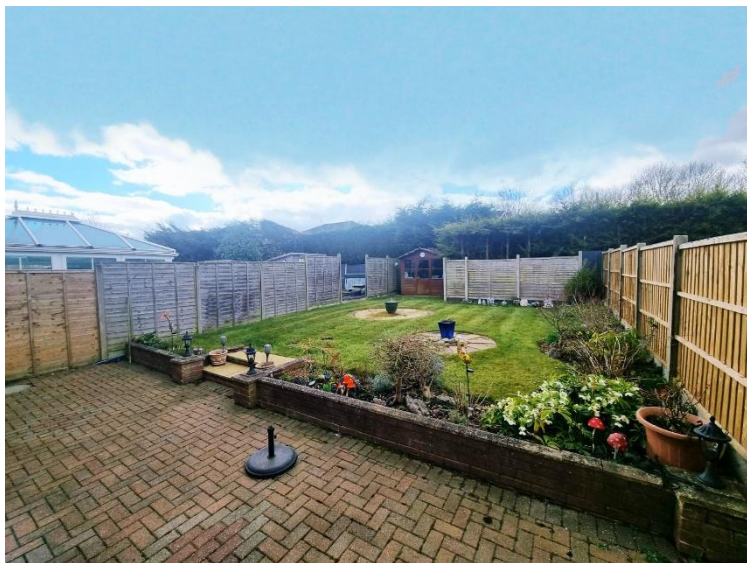
Bedroom Four to Rear 2.51m x 2.01m (8'3" x 6'7")

Family Bathroom to Side 2.62m x 1.83m (8'7" x 6'0")

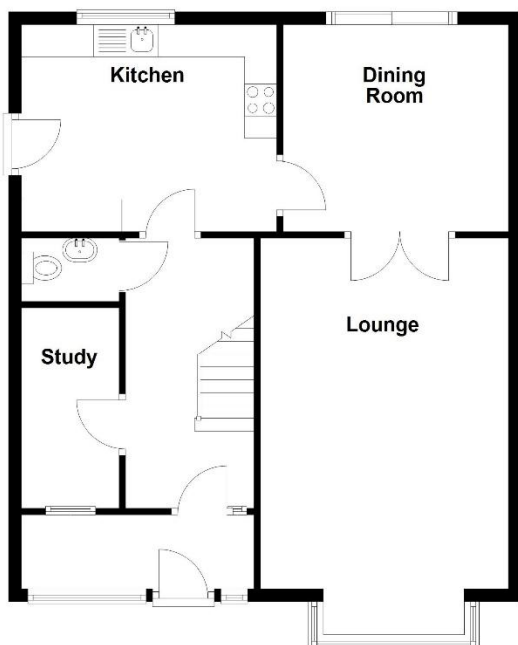
Tenure

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.

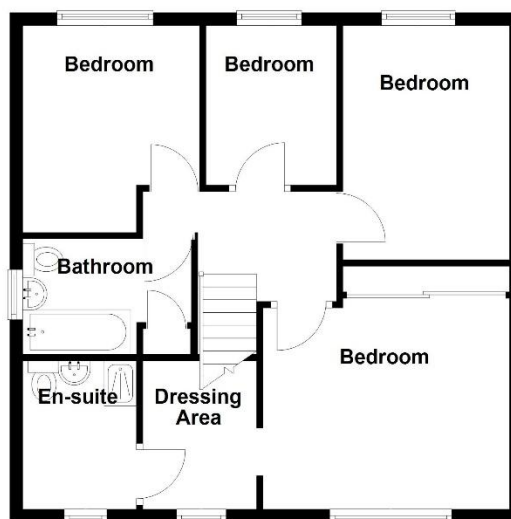
EPC supplied by Nigel Hodges. Current council tax band – E



Ground Floor
Approx. 67.4 sq. metres (725.7 sq. feet)



First Floor
Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 124.6 sq. metres (1340.8 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 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.