



smarthomes

Rushford Close

Monkspath, Solihull

- A Superbly Presented & Extended Detached Family Home
- Five Bedrooms
- Open Plan Family Breakfast Kitchen
- Extended Family Room
- Lounge
- Delightful South Facing Rear Garden

Offers Over £620,000

Current EPC Rating - C

Current Council Tax Band - E





Property Description

A superbly presented and extended detached family home situated in a cul-de-sac location, offering five good sized bedrooms, lounge, extended family room, open plan family/breakfast kitchen, utility room, guest WC, master en suite with walk-in wardrobe, jack & jill shower room, family bathroom, delightful south facing rear garden 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

Entrance Hall

Lounge to Front - 5.21m x 3.28m (17'1" x 10'9")

Extended Family Room to Rear - 6.78m x 3.25m (22'3" x 10'8")

Utility Room to Rear - 2.54m x 1.98m (8'4" x 6'6")H

Guest WC to Rear

Open Plan Family Breakfast Kitchen - 6.4m x 5.05m (21'0" (max) x 16'7" (max)

Bedroom One to Front - 4.01m x 3.18m (13'2" x 10'5")

En Suite Shower Room - 1.96m x 1.4m (6'5" x 4'7")

Bedroom Two to Front - 3.28m x 2.97m (10'9" x 9'9")

Jack & Jill Shower Room to Side - 2.01m x 2.36m (6'7" (max into shower) x 7'9")

Bedroom Three to Rear - 4.09m x 3.35m (13'5"(max) x 11'0" (max)

Bedroom Four to Rear - 3.35m x 2.9m (11'0" x 9'6")

Bedroom Five to Front - 2.9m x 2.21m (9'6" (to wardrobes) x 7'3")

Family Bathroom - 1.93m x 1.68m (6'4" x 5'6")

Tenure

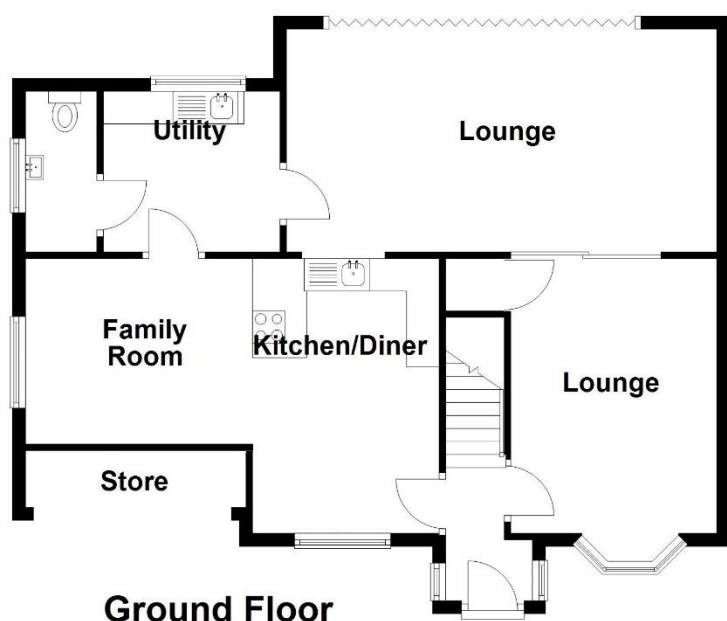
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – E

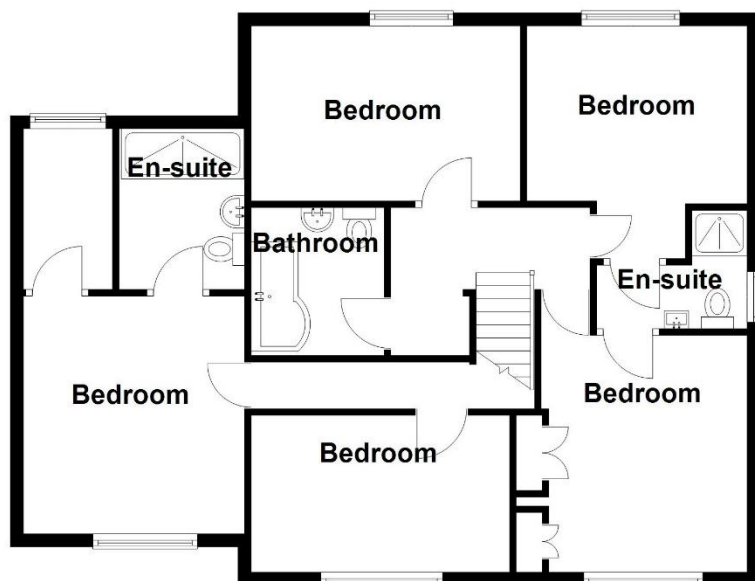


Total area: approx. 164.2 sq. metres (1767.9 sq. feet)



Ground Floor

Approx. 78.5 sq. metres (845.4 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.5 sq. feet)

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Shirley
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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.