



Hay Lane
Monkspath, Solihull

- A Larger Style Extended Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Open Plan Lounge/Dining Kitchen
- Ground Floor Shower Room
- Family Bathroom
- Low Maintenance Rear Garden

£550,000

Current EPC Rating TBC
Current Council Tax Band E





Property Description

A larger style, four bedroom extended detached family home offering spacious lounge, open plan lounge / dining kitchen, guest WC, ground floor shower room, family bathroom, low maintenance rear garden, garage and off-road parking

Situated in this very popular location with easy 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

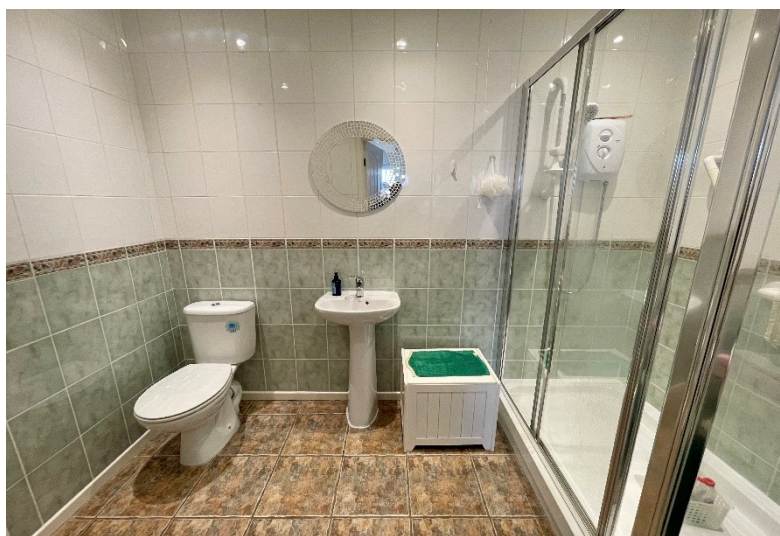
Spacious Lounge to Front - 5.89m x 3.56m (19'4" x 11'8")
 Guest WC to Side
 Lounge Area - 5.89m x 4.09m (19'4" x 13'5")
 Spacious Dining Kitchen - 4.06m x 4.75m (13'4" / 18' 9" max x 15'7")
 Spacious Ground Floor Shower Room - 2.67m x 1.57m (8'9" x 5'2")
 Bedroom One to Rear - 3.1m x 3.78m (10'2" (up to wardrobe) x 12'5")
 Bedroom Two to Front - 2.9m x 3.68m (9'6" x 12'1")
 Bedroom Three to Front - 2.9m x 3.68m (9'6" x 12'1")
 Bedroom Four to Rear - 2.06m x 3.99m (6'9" x 13'1")
 Family Bathroom to Side - 1.91m x 1.85m (6'3" x 6'1")
 Garage - 2.64m x 3.1m (8'8" x 10'2")

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



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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.