



Stanbrook Road Monkspath, Solihull

- A Beautifully Presented Four Bedroom Detached Family Home
- Superb Re-Fitted Family Kitchen/Diner & En-Suite Shower Room
- Landscaped Westerly Facing Rear Garden with Office Pod
- Spacious Lounge, Utility Room & Guest W.C

£650,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

A beautifully presented and extended detached family home situated in a most sought after location and offering accommodation comprising a superb extended open plan family kitchen/diner with bi-fold doors, formal lounge, utility room, guest W.C, ground floor bedroom four, three first floor bedrooms, re-fitted en-suite shower room, family bathroom, driveway parking and a landscaped Westerly facing rear garden with a purpose built home office pod.

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 4.4m x 3.3m (14'5" x 10'9")

Superb Extended Open Plan Family Kitchen/Diner to Rear
7.1m x 5.4m (23'3" x 17'8")

Utility Room 2.2m x 1.9m (7'2" x 6'2")

Ground Floor Bedroom Four to Front 4.8m x 2.2m (15'8" x 7'2")

Bedroom One to Rear 3.7m x 3.4m (12'1" x 11'1")

Bedroom Two to Front 4m x 2.7m (13'1" x 8'10")

Bedroom Three to Front 2.9m x 2.6m (9'6" x 8'6")

Family Bathroom to Side 1.8m x 1.6m (5'10" x 5'2")

Purpose Built Home Office Pod 3.5m x 2.7m (11'5" x 8'10")

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



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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.