



smarthomes



- An Immaculately Presented Detached Family Home
- Four Double Bedrooms
- Re-Fitted En Suite & Re-Fitted Bathroom
- Superb Conservatory

Elmbridge Drive, Monkspath, Solihull, B90 4YP

£620,000

An immaculately presented detached family home offering superb potential to extend (STPP) and benefiting from woodland views to rear, four double bedrooms, spacious lounge, dining room, superb conservatory, home office, re-fitted en suite and bathroom, rear garden and off-road parking. EPC Rating - 72 Council Tax Band - F



Property Description

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

The property is set back from the road behind a large Herringbone block paved driveway providing generous off road parking extending to gated access to either side. Access is gained via double glazed doors leading into



Enclosed Porch

With LVT flooring, wall light point and double glazed door leading into

Impressive Entrance Hallway

With Herringbone LVT flooring, spindle balustrade stair case leading off to the first floor accommodation, central heating radiator and doors leading off to



Guest WC to Front

With vanity push button WC, vanity wash hand basin with feature Porcelanosa tiling to walls, obscure double glazed window to front, wall vanity mirror and ceiling light point.

Spacious Lounge to Front

18' 7" (into bay) x 11' 9" (5.66m x 3.58m) With Georgian bar double glazed bay window to front elevation, central heating radiator, feature cornicing to ceiling and ceiling rose, contemporary floating stone effect gas fire, engineered wooden flooring, double wall mounted central heating radiator, wall mounted alarm sensor, three wall light points and double opening Georgian glazed doors leading through to



Dining Room to Rear

11' 3" x 9' 10" (3.43m x 3m) With engineered wooden flooring, central heating radiator, feature cornicing to ceiling and ceiling rose, two wall light points and double glazed sliding door leading through to



Superb Wrap Around Conservatory to Rear

9' 1" x 20' 8" (2.77m x 6.3m) Offering versatile use with double glazed windows, polycarbonate roof, central heating radiator and additional wall mounted electric heater, double glazed French doors leading out to rear patio, wall mounted alarm sensor and stripped timber effect flooring.

Superb Kitchen Breakfast Room to Rear

11' 6" x 17' 0" (3.51m x 5.18m) Being fitted with a range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, illuminated display cabinets with concealed down-lighters, sink and drainer unit with mixer tap, four ring ceramic hob, integrated oven and grill, integrated microwave oven, plumbing for dishwasher, coving to ceiling, inset LED down-lighters, contemporary wall mounted vertical radiator, Herringbone LVT flooring, Georgian double glazed window overlooking the rear garden, double glazed French doors leading out to rear garden and archway leading through to

Utility Room

4' 8" x 8' 5" (1.42m x 2.57m) Having inset stainless steel bowl with mixer tap, plumbing for washing machine, space for a tumble dryer and space for American style fridge freezer, built-in storage cupboard housing the BAXI central heating boiler and double glazed door leading out to side.

Home Office to Front

7' 9" x 15' 10" (2.36m x 4.83m) With double glazed window to side elevation, Georgian bar double glazed window to front, central heating radiator and three wall light points

Accommodation On The First Floor

Landing

With access to loft space, ceiling light point and doors leading off to

Bedroom One to Front

12' 10" (into wardrobe) x 12' 5" (3.91m x 3.78m) With Georgian bar double glazed window to front elevation, comprehensive range of fitted wardrobes, feature pelmet lighting, built-in chest of drawers with vanity mirror above and down-lighters, central heating radiator, ceiling light point with fan and door leading into

Refitted En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and floating contemporary wash hand basin with glass bowl and mixer tap, wall mounted illuminated vanity cupboard and chrome heated towel rail.

Bedroom Two to Rear

11' 1" (into wardrobe) x 11' 9" (to wardrobe) (3.38m x 3.58m) With double glazed Georgian bar window to rear elevation with opens views, double fitted wardrobe and further fitted wardrobes with top boxes and dressing table, central heating radiator and ceiling light point with fan

Bedroom Three to Front

8' 7" x 13' 9" (up to wardrobe) (2.62m x 4.19m) With Georgian bar double glazed window to front elevation, double fitted wardrobe, central heating radiator and ceiling light point

Bedroom Four to Rear

9' 7" x 9' 0" (to wardrobe) (2.92m x 2.74m) With Georgian bar double glazed window to rear elevation, double fitted wardrobe, central heating radiator and ceiling light point

Superb Re-Fitted Family Bathroom to Rear

Being fitted with a three piece white suite comprising; Slipper bath with free-standing mixer tap and shower fitment, Porcelanosa tiling to floor and water prone areas, illuminated vanity mirror, contemporary vanity wash hand basin with mixer tap, obscure Georgian bar double glazed window to rear, ladder style central heating radiator and inset down-lighters

Stunning Rear Garden

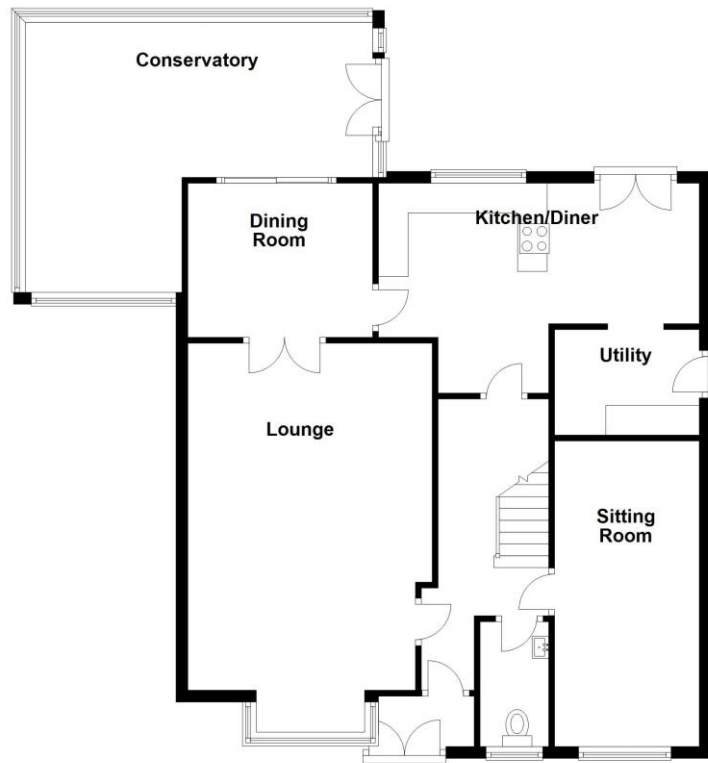
Being mainly laid to lawn with Indian stone paved patio area, pathway extending to storage area to side, courtesy gate to both sides, security lighting and garden lighting, mature trees, timber built potting shed, lattice panelled fencing to side and raised tiled patio set beneath decorative pergola.

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 - F



Ground Floor



First Floor



Total area: approx. 167.8 sq. metres (1806.6 sq. feet)



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