



## Tilesford Close

Monkspath, Solihull

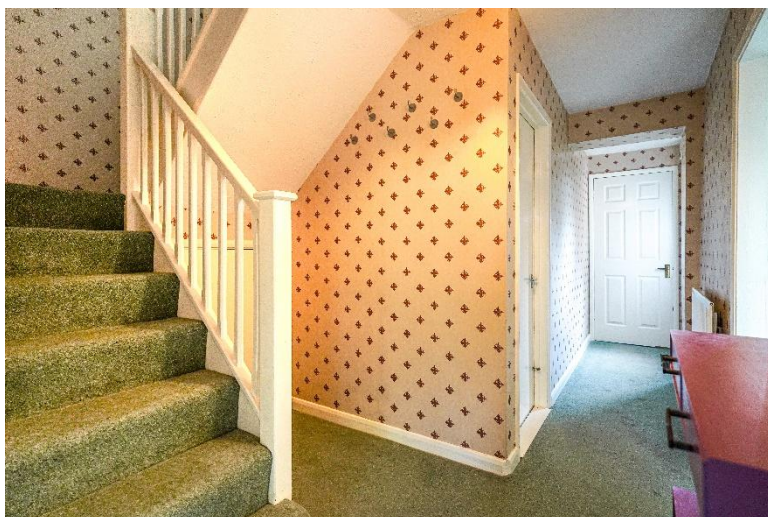
- A Two Bedroom Semi Detached Property
- Requiring Modernisation
- Can Be Converted Back To Three Bedrooms
- No Upward Chain

**OIRO £320,000**

Current EPC Rating - D  
Current Council Tax Band - D





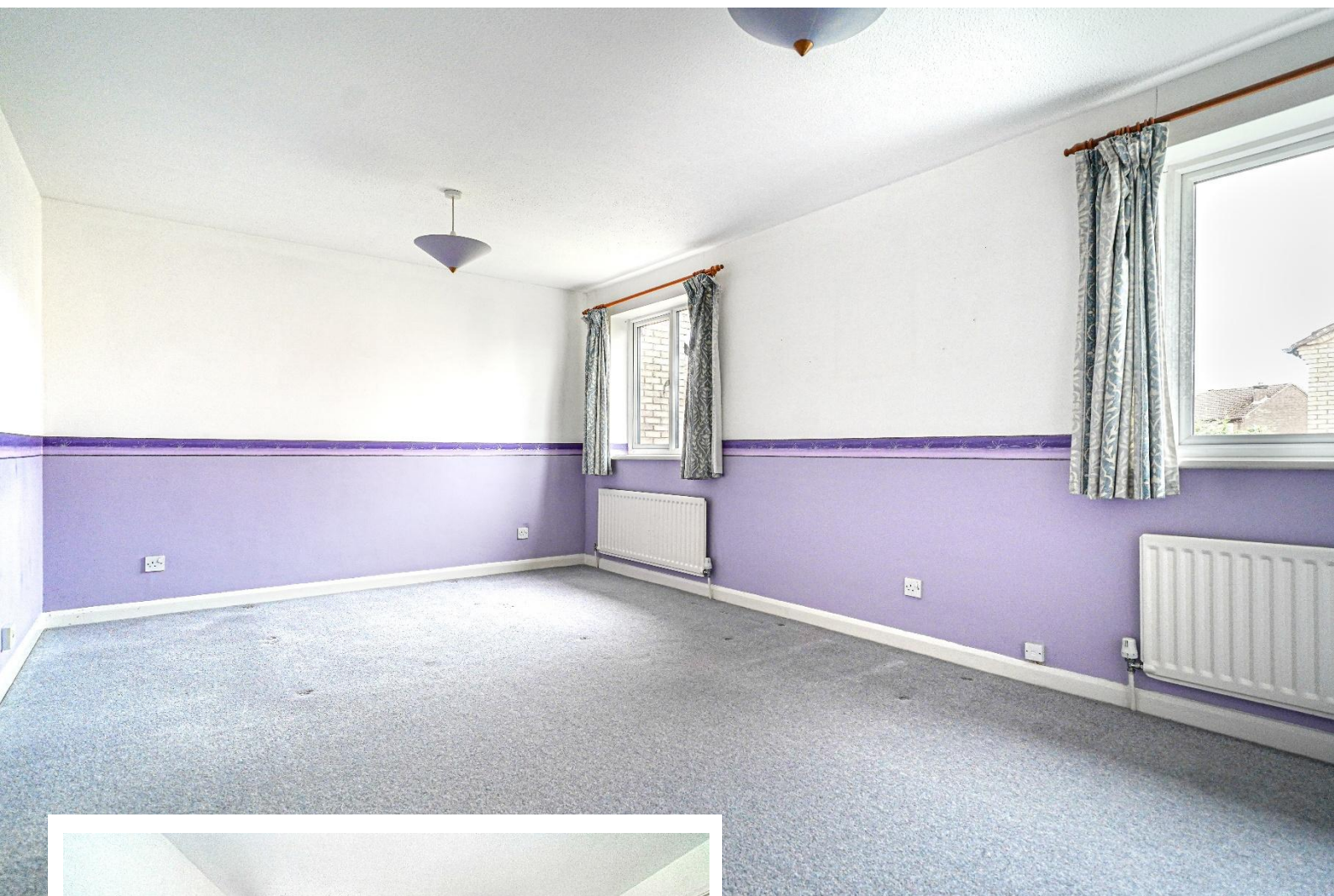


## Property Description

Situated in a cul-de-sac location a spacious two bedroom semi detached property offered for sale with no upward chain and requiring some modernisation. The accommodation briefly affords lounge, fitted kitchen, family bathroom, rear garden, garage 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

Hallway

Guest WC

Kitchen to Front - 3.63m x 1.83m (11'11" x 6'0")

Lounge to Rear - 5.03m x 3.25m (16'6" x 10'8")

Spacious Bedroom One to Rear - 5.49m x 3.3m (18'0" x 10'10")

Bedroom Two to Front - 3.61m x 2.49m (11'10" x 8'2")

Family Bathroom - 2.77m x 1.73m (9'1" x 5'8")

Garage - 5.03m x 2.34m (16'6" x 7'8")

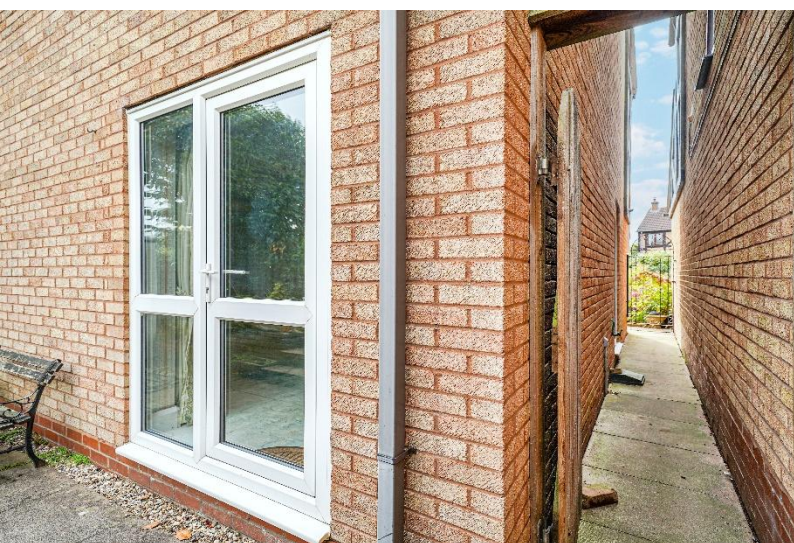
### Tenure

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

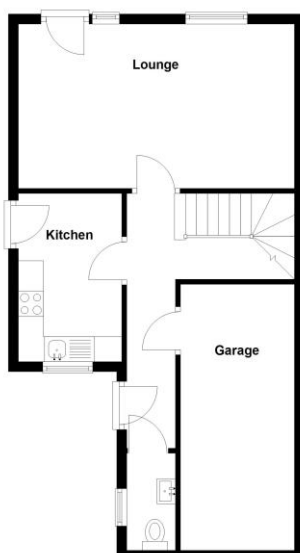
Current council tax band – D





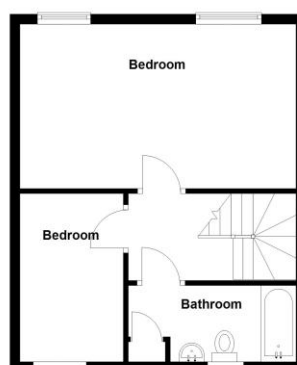
#### Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



#### First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 87.3 sq. metres (939.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.