



smarthomes

## Hay Lane

Monkspath, Solihull, B90 4EG

- A Beautifully Presented Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

**£500,000**

EPC Rating '61'





## 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 block paved driveway providing off road parking extending to a UPVC double glazed door leading into

### Porch

With UPVC double glazed windows to front and further double glazed door to

### Entrance Hallway

With ceiling light point, stripped Oak effect flooring, radiator, stairs leading to the first floor accommodation and door leading off to



### Guest W.C

Being re-fitted with a modern white suite comprising a low flush WC and vanity wash hand basin. Obscure UPVC double glazed window to front, stripped timber effect flooring, tiling to splash back areas and ceiling light point

### Through Lounge/Dining Room

29' 1" x 12' max (8.86m x 3.66m max)

### Lounge Area to Front

With UPVC double glazed bay window to front elevation, two wall mounted radiators, wall and ceiling light points, polished stone fire surround with living flame gas fire and opening to



### Dining Area to Rear

With a wall mounted radiator, wall and ceiling light points and UPVC double glazed French doors leading to

### Conservatory

12' 7" x 9' 6" (3.84m x 2.9m) Of UPVC construction with French doors leading to the rear garden, laminate flooring and radiator

### Re-Fitted Breakfast Kitchen to Rear

15' x 9' 1" (4.57m x 2.77m) Being re-fitted with a range of wall, base and drawer units with a stone effect work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, integrated slimline dishwasher, laminate flooring, radiator, wall and ceiling light points, a double glazed window to the rear aspect and door to



### Re-Fitted Utility Room to Rear

12' x 8' 1" (3.66m x 2.46m) With wall hung storage units, fitted work surface with space and plumbing for washing machine below, wall mounted gas central heating boiler, UPVC double glazed door rear, laminate flooring, two central heating radiators, two ceiling light points and courtesy door to garage

### Landing

With a ceiling light point, obscure double glazed window to side, airing cupboard and door to

### Bedroom One to Front

11' 10" x 11' 10" (3.61m x 3.61m) With double glazed window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

13' 3" x 9' 11" (4.04m x 3.02m) With double glazed window to rear elevation, radiator and ceiling light point





**Bedroom Three to Front**

9' 1" x 8' 2" (2.77m x 2.49m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

**Bedroom Four to Rear**

9' 11" x 6' 8" (3.02m x 2.03m) With double glazed window to rear elevation, radiator and ceiling light point

**Re-Fitted Family Bathroom to Side**

Being re-fitted with a modern white suite comprising of a panelled bath, corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

**Landscaped Rear Garden**

Being mainly laid to lawn with a block paved patio area and footpath, gated side access, well stocked flowering borders, timber framed shed/workshop and panelled fencing to boundaries



**Garage**

17' 1" x 8' 10" (5.21m x 2.69m) Located at the side of the property with a roller shutter door for vehicular access, eaves storage, ceiling light point and courtesy door to utility room

**Tenure**

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



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 84        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 61                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements