



smarthomes



- An Impressive Five Bedroom Detached Family Home
- Three Spacious Reception Rooms
- Re-Fitted Modern Breakfast Kitchen
- Re-Fitted Family Bathroom, En-Suite & Guest WC

Timberlake Close, Monkpath, Solihull, B90 4YT

An impressive five bedroom detached family home in a quiet cul-de-sac location benefitting from off road parking, lounge with double doors to dining room, spacious family room, modern re-fitted breakfast kitchen, re-fitted guest WC & utility room, re-fitted master en-suite shower room, Jack & Jill family bathroom, welcoming entrance hall and good size rear garden. EPC Rating '68'



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 at the end of a shared driveway leading to lawned fore-garden with a variety of mature shrubs and bushes, tarmacadam driveway providing off road parking and paved pathways extend to side gate access, electric power point for Hybrid car and composite front door leading through to



Enclosed Porch

With engineered wood flooring, ceiling light point, alarm panel and obscure glazed door leading through to



Welcoming Entrance Hallway

With engineered wood flooring, stairs leading to the first floor accommodation with handy under-stairs store cupboard, radiator, two ceiling light points, two ceiling light points and doors leading off to

Lounge to Front

19' 4" into bay x 11' 9" (5.9m x 3.6m) With UPVC double glazed bay window to front elevation, two radiators, coving to ceiling, wall lighting, living flame gas fire with marble hearth and surround and double opening doors leading through to



Dining Room to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With oak flooring, UPVC sliding patio doors leading out to the rear garden, radiator, coving to ceiling, ceiling light point and wall lighting



Family Room to Front

15' 8" x 12' 5" (4.8m x 3.8m) With two UPVC double glazed windows to front elevation, two feature vertical radiators, spot lights to ceiling and door to boiler room housing Glow Worm boiler

Modern Breakfast Kitchen to Rear

17' 8" x 10' 2" (5.4m x 3.1m) Being fitted with a modern range of high gloss wall, drawer and base units incorporating pan drawers and glazed display cabinets, wood effect roll-top work surfaces, feature composite sink and drainer unit with mixer tap, five ring Siemens gas hob with glass splashback and extractor canopy over, complementary tiling to all other splashback areas, under cupboard lighting, inset eye-level Siemens double oven and grill, space for fridge freezer, breakfast bar area, vertical radiator, Amtico flooring, space and plumbing for dishwasher, two double glazed windows to rear elevation, spot lights to ceiling and archway leading through to

Utility Room

7' 10" x 4' 7" (2.4m x 1.4m) With obscure UPVC double glazed door and window to side elevation, a range of high gloss base and wall units, under-cupboard lighting, wood effect roll-top work surface, sink and drainer unit with mixer tap, tiling to splashback areas, space and plumbing for washing machine and tumble dryer and Amtico flooring

Re-Fitted Guest WC

With obscure double glazed window to rear elevation, WC with enclosed cistern and wall mounted flush, wall mounted vanity unit with wash hand basin, mixer tap and storage drawer, tiling to half height, tiled flooring, spot lights and coving to ceiling and feature radiator with towel rail

Accommodation on the First Floor

Gallery Landing

With double glazed window to front elevation, radiator, loft access, useful storage cupboard, coving to ceiling, ceiling light point and doors leading off to

Bedroom One to Rear

13' 1" x 10' 2" (4.0m x 3.1m) With double glazed window to rear elevation, radiator, spot lights to ceiling, a comprehensive range of fitted bedroom furniture and door leading into

Re-Fitted En-Suite Shower Room

7' 10" x 6' 2" (2.4m x 1.9m) Being re-fitted with a three piece white suite comprising shower cubicle with rain cloud thermostatic shower, low flush WC and pedestal wash hand basin with waterfall tap, complementary tiling to walls and floor, chrome ladder style radiator and vanity mirror with lighting

Bedroom Two to Front

15' 5" max x 11' 5" (4.7m x 3.5m) With two double glazed windows to front elevation, radiator, fitted Hammonds wardrobes, two ceiling light points, coving to ceiling and door to Jack & Jill bathroom

Bedroom Three to Rear

11' 9" x 8' 6" (3.6m x 2.6m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Four to Rear

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Five to Front

9' 2" x 7' 2" (2.8m x 2.2m) Currently utilised as an office with obscure double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Re-Fitted Jack & Jill Family Bathroom

11' 9" x 6' 2" (3.6m x 1.9m) Being re-fitted with a three piece white suite comprising panelled Jacuzzi bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin with storage below, shaver socket, spot lights to ceiling, chrome ladder style radiator, complementary tiling to walls and floor, obscure double glazed window to side elevation, door to bedroom two and door to landing

Rear Garden

Being mainly laid to lawn wrapping to side with paved patio, paved pathway leading to side gate access to front, two timber sheds, fencing to boundaries, flower borders, mature oak tree, exterior security lighting and outside tap

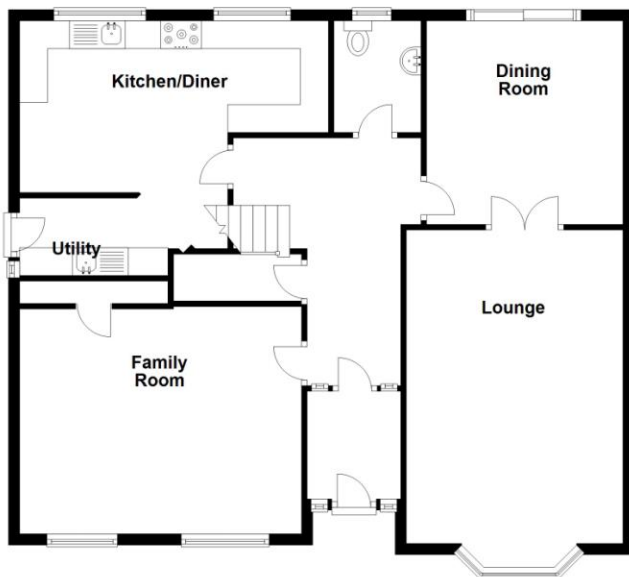
Tenure

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 Nigel Hodges



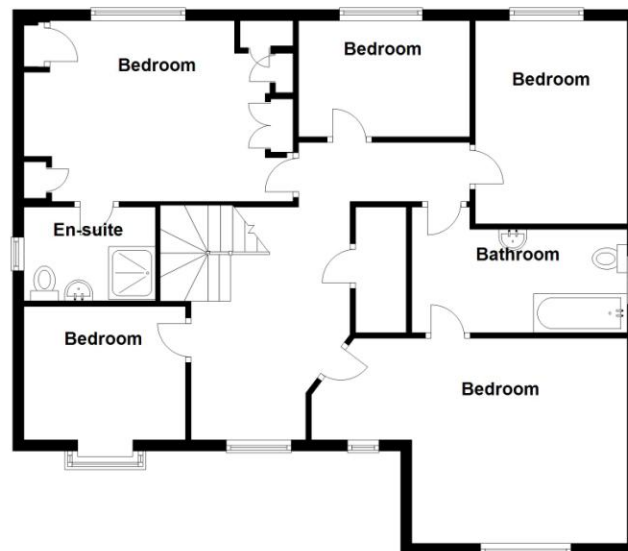
Ground Floor

Approx. 99.4 sq. metres (1069.6 sq. feet)



First Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



Total area: approx. 188.1 sq. metres (2024.3 sq. feet)



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