



Deanbrook Close, Shirley

Offers Over £325,000





PROPERTY OVERVIEW

Situated on the popular Monkspath estate, an ideal opportunity to purchase this impressive two bedroom semi detached which must be viewed internally to be appreciated. The property has been well maintained and benefits from gas central heating, UPVC double glazing and has the added attraction of a recently re-fitted kitchen/dining room and south facing garden. The accommodation in more details briefly comprises of: entrance hall, living room, re-fitted kitchen/dining room, two double bedrooms, family bathroom, single garage and south facing rear garden.

- Two Bedroom Modern Semi Detached
- Early Viewing Essential
- Immaculately Maintained
- Living Room
- Re-Fitted Kitchen/Dining Room
- South Facing Rear Garden
- Single Garage





PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors surgery, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: C

Tenure: Freehold

ENTRANCE HALL

LIVING ROOM

17' 9" x 12' 10" (5.41m x 3.91m)

KITCHEN/DINING ROOM

12' 5" x 8' 4" (3.78m x 2.54m)

FIRST FLOOR

BEDROOM ONE

10' 6" x 8' 6" (3.20m x 2.59m)

BEDROOM TWO

12' 10" x 7' 3" (3.91m x 2.21m)

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m)

TOTAL SQUARE FOOTAGE

59 sq.m (635 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, integrated fridge, integrated dishwasher, integrated washing machine, all blinds, some light fittings, staircase in the loft, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

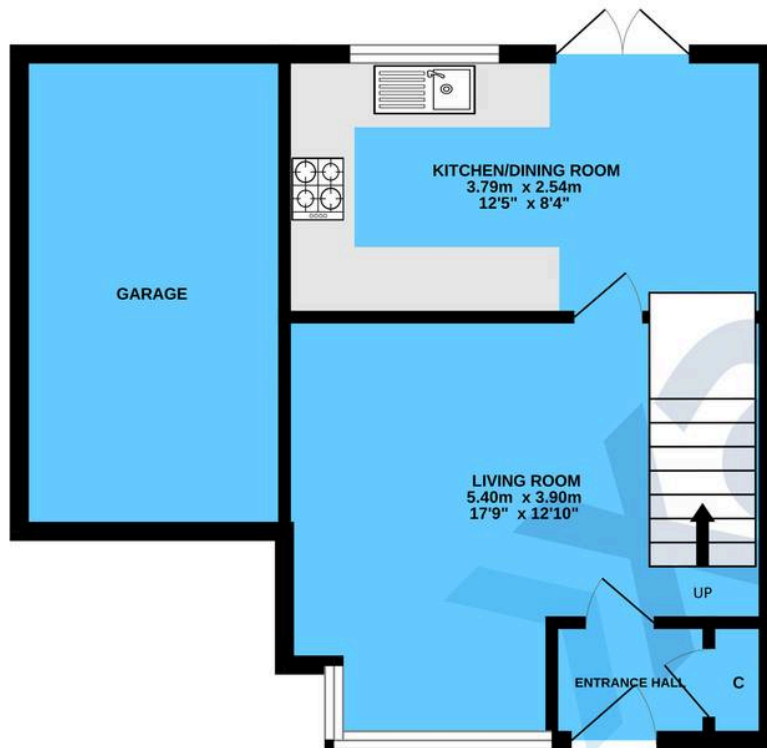
Broadband – FTTP (fibre to the premises). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

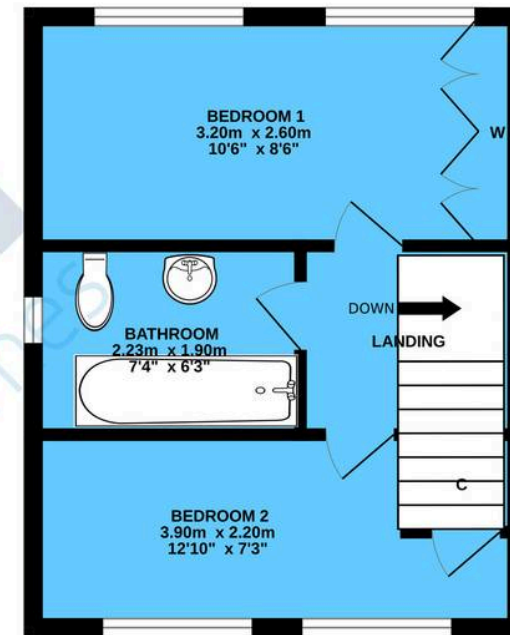
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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