

HUNTERS®

HERE TO GET *you* THERE



Monastery Drive

Solihull, B91 1DP

Offers Over £600,000



Council Tax:



90 Monastery Drive

Solihull, B91 1DP

Offers Over £600,000



Introduction

A fantastic opportunity to purchase this extended four-bedroom detached home, offering spacious living, a flexible layout, and a stunning rear garden.

The welcoming porch and hallway lead to a spacious living and dining room, perfect for family gatherings. The separate conservatory, with its glass roof, provides a bright and relaxing space with views of the garden. The kitchen offers plenty of space and storage.

Upstairs, you'll find four well-sized bedrooms, three of which are doubles and two with fitted wardrobes. Stairs lead to a large loft room, which could easily be converted into a fifth bedroom.

The peaceful rear garden is private, with flower beds and mature planting. To the front, there's a driveway with off-road parking and a garage.

Located in a desirable area, this home is within easy reach of top schools, local amenities, and excellent transport links. A wonderful opportunity for growing families or those looking to upsize—early viewing is highly recommended!

Lounge

Double-glazed window to the front elevation with a radiator beneath, a gas fireplace, wall-mounted lights, and carpeting throughout.

Conservatory

Double French doors opening to the garden, a glass roof, electric power points, and laminate flooring.

Kitchen

A range of matching wall and base units, double-glazed window to the rear elevation, gas hob with extractor fan above, integrated oven and grill, stainless steel sink and tap, radiator, ceiling spotlights, tiled flooring, and a door leading to the WC.

Bedroom One

Double-glazed window to the front elevation, built-in wardrobes, radiator, shower cubicle, and wall-mounted lights.

Bedroom Two

Double-glazed window to the front elevation, built-in wardrobes, radiator and wall-mounted lights.

Bedroom Three

Double-glazed window to the rear elevation, radiator, fitted storage unit, and ceiling light point.

Bedroom Four

Double-glazed window to the rear elevation, radiator, fitted cupboards, and carpeting throughout.

Bathroom

Double-glazed window to the rear elevation, panelled bath with electric shower over, low flush WC, hand wash basin, storage cupboard, and tiled walls and floor.

Loft room

Four double-glazed skylights, ceiling spotlights, laminate flooring, and eaves storage.

Garden

Mainly laid to lawn with mature flower beds, hedgerows, and fencing to the boundary.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fee

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment

(referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



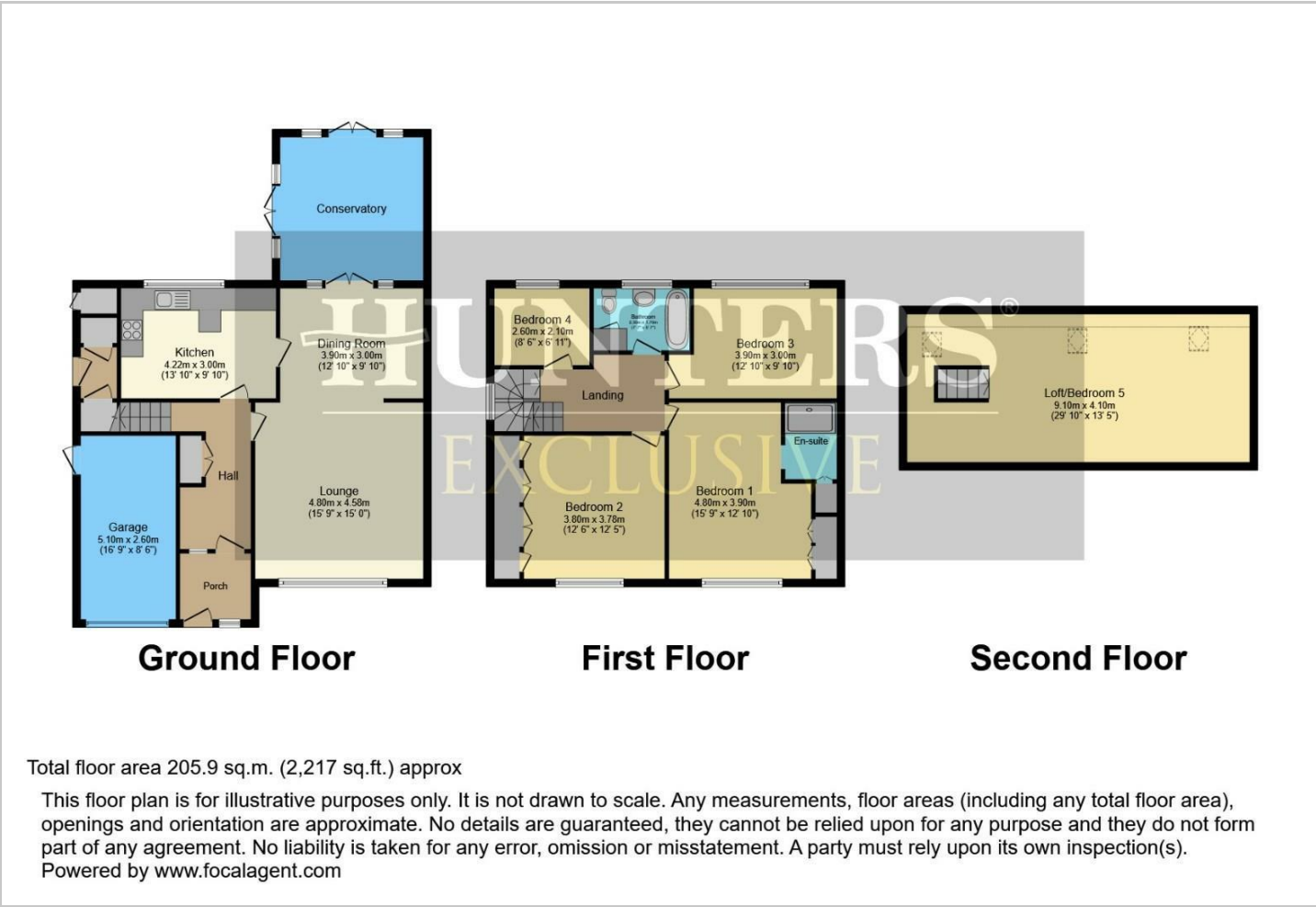
Hybrid Map



Terrain Map



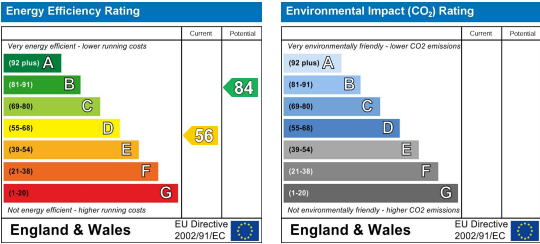
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.