



35 TILES FORD CLOSE, MONKSPATH, SOLIHULL, B90 4YF
OFFERS IN EXCESS OF £329,950



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Semi Detached Residence
- Beautifully Refurbished
- Superb Modern Fitted Breakfast Kitchen
- Spacious Lounge with Dining Area
- Master bedroom with En Suite Shower Room/Wc
- Modern Fitted Family Bathroom/wc
- Garage with Electric Roller Doors
- Cul de Sac Position



A beautifully refurbished to a high specification, two bedroom semi detached residence enjoying a cul de sac position within a sought after location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; reception hall, superb modern fitted breakfast kitchen, spacious lounge opening to dining area, rear hall/lobby, guest cloakroom/wc, first floor landing, master bedroom with modern fitted en suite shower room/wc, second bedroom, modern fitted family bathroom/wc, block paved driveway, garage with electric roller doors and enclosed rear garden. No Upward Chain.

RECEPTION HALL

MODERN FITTED BREAKFAST KITCHEN 13' 6" x 8' 3"
(4.11m x 2.51m)

LOUNGE AREA 11' 9" x 11' 7" (3.58m x 3.53m)

Leading to:

DINING AREA 11' 7" x 11' 2" (3.53m x 3.4m)

REAR HALL/LOBBY

GUEST CLOAKROOM/WC

MASTER BEDROOM 11' 7" x 9' 4" (3.53m x 2.84m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 10' 6" x 8' (3.2m x 2.44m)

MODERN FAMILY BATHROOM/WC

BLOC PAVED DRIVEWAY

GARAGE WITH ELECTRIC ROLLER DOORS 18' 4" x 8' 1"
(5.59m x 2.46m)

ENCLOSED REAR GARDEN

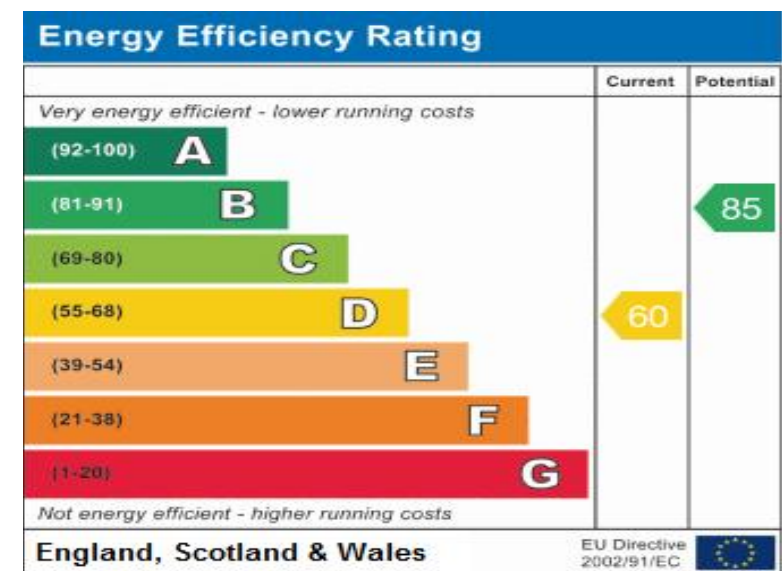


*** DRAFT DETAILS ***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 **E:** solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove  Zoopla.co.uk