



REASSURINGLY LOCAL



Asking Price Of **£630,000**





Five Bedroom Detached Property

- FIVE BEDROOM EXTENDED DETACHED PROPERTY
- CORNER PLOT
- FABULOUS DINING KITCHEN
- CONSERVATORY
- BEAUTIFULLY MAINTAINED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

Beautifully presented five bedroom extended detached family home with stunning dining kitchen situated on a desirable corner plot on Lakeside Drive. This family home offers spacious and versatile accommodation and is finished to an exceptional standard throughout. This home combines style, space and a prime location, making it an ideal choice for family living.

Monkspath is a housing development in Solihull, south-east of Shirley. There is a small shopping centre offering. The site also offers doctors and dentist surgery, a public house 'The Farm', Monkspath Junior and Infant School and a community centre. There is also a park called Hillfield Park with a new playground built in late 2009 and a lake. Monkspath is served by a local bus route into Solihull and the local railway station is Widney Manor Railway station. Just a short drive away is Junction 4 of the M42 offering access to the M6, M1 and M40 which link the property to London and the South.



APPROACH

Lakeside Drive is approached via a block paved driveway on a large corner plot, there is enough parking for four cars.

CLOAKROOM

A useful cloakroom room which provides hanging space ideal for coats and shoes.

HALLWAY

A welcoming entrance hallway with a sleek glass staircase balustrade, which allows natural light to flow. Karndean flooring, modern radiator and a cupboard providing extra space for storage.

DOWNSTAIRS W/C

With a low-level w/c and sink basin and modern radiator.

LIVING ROOM

A bright living room ideal for relaxing with a modern Aluminium window to the front elevation. Contemporary gas fireplace.

DINING KITCHEN

The stunning open-plan dining kitchen has been beautifully appointed with a Magnet fitted kitchen, featuring an extensive range of wall and base units and complemented by luxurious Corian worktops. The large island provides additional preparation space and informal dining seating, it also has storage and a wine fridge. High quality AEG integrated fridge/freezer, induction hob with extractor over, microwave and oven. There is an integrated washing machine. Space for a dining table and six chairs. Karndean flooring and spotlights to the ceiling. Bi-fold doors that open onto the beautifully maintained rear garden. This kitchen offers both practicality and elegance, making it the heart of the home.

CONSERVATORY

A modern and versatile feel conservatory with aluminium windows with electric bespoke window blinds. There is underfloor heating and spotlights to the ceiling.

MASTER BEDROOM

The master bedroom is to the rear of the property and has a window to the rear elevation overlooking the garden and has fitted wardrobes.

EN-SUITE BATHROOM

The en-suite bathroom has a shower cubicle and a low level w/c with a built over sink unit above, chrome ladder radiator.

BEDROOM TWO

A good double sized bedroom which has plenty of light due to having two windows.

BEDROOM THREE

Another double bedroom which has a window to the front elevation.

BEDROOM FOUR

Currently being used as a dressing room with plenty of fitted wardrobes and a window to the front elevation and the option to be used as a single bedroom.

BEDROOM FIVE

A single bedroom with fitted wardrobes and shelving, window to rear overlooking the garden.

FAMILY BATHROOM

A modern fitted bathroom with shower cubicle and bath, sink basin with storage, chrome ladder radiator, low level w/c and window to rear elevation.

GARDEN

A beautifully maintained rear garden with a large decking area, ideal for relaxing, plenty of flower beds and shrubbery, there is another raised seating area ideal for creating a shaded area.

GARAGE

A single garage with lighting and electrical points.

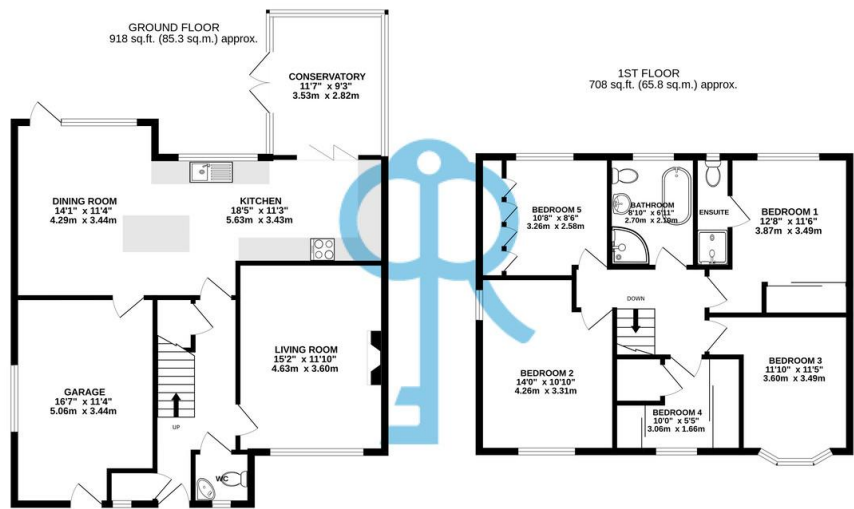








Floor Layout



TOTAL FLOOR AREA: 1626 sq.ft. (151.1 sq.m.) 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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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)

Total approx. floor area 1625 sq ft.

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The graph shows this property's current and potential energy rating.

