



Palefield Road
Monkspath, Solihull

- An Extremely Well Presented & Extended Three Bedroom Link Detached
- Extended Breakfast Kitchen Diner
- Conservatory
- Lounge
- Solar Panels Owned By Vendor (Covering Gas & Electricity Bills)
- No Upward Chain

OIRO £450,000

Current EPC Rating - 83 (B)
Current Council Tax Band - D





Property Description

An extremely well presented and extended three bedroom link detached property offered for sale with no upward chain and briefly affording lounge, extended breakfast kitchen diner, conservatory, guest WC, family bathroom, private low maintenance rear garden, garage and off-road parking

Monkspath is situated on the edge of Shirley and open countryside, with easy road 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



Rooms & Measurements

Entrance Hall

Guest WC

Lounge to Front - 4.3m x 4.1m (14'1" x 13'5")

Extended Breakfast Kitchen Diner - 7.2m x 4.3m (23'7" x 14'1")

Conservatory to Rear - 6.8m x 2.2m (22'3" x 7'2")

Bedroom One to Front - 3.7m x 3m (12'1" x 9'10")

Bedroom Two to Rear - 3.1m x 3m (10'2" x 9'10")

Bedroom Three to Front - 2.9m x 2m (9'6" x 6'6")

Family Bathroom to Rear - 2.1m x 1.7m (6'10" x 5'6")

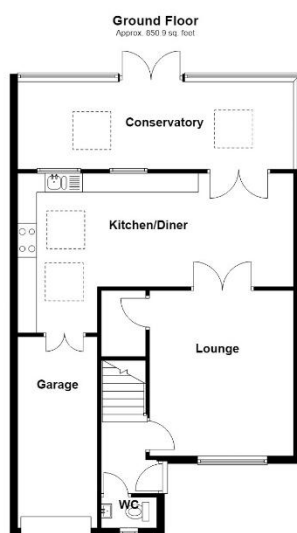
Garage - 5.2m x 2.3m (17'0" x 7'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – D



Total area: approx. 1259.2 sq. feet

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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 are advised to recheck the measurements.