



smarthomes

Deanbrook Close

Monkspath, Solihull

- A Very Well Presented Two Bedroom Family Home
- Modern Fitted Kitchen & Family Bathroom
- Lounge, Versatile Office/Utility & Pleasant Rear Garden
- Driveway Parking & Conservatory

£375,000

Current EPC Rating - C
Current Council Tax Band - C

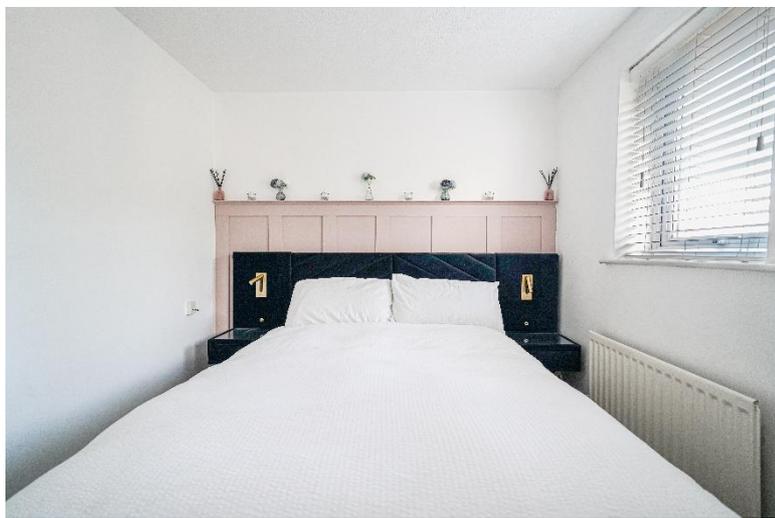




Property Description

A well presented semi detached property situated in a cul-de-sac location and offering two double bedrooms, lounge, modern fitted breakfast kitchen, conservatory, versatile office/utility, family bathroom, pleasant rear garden and driveway 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

Lounge to Front 3.7m x 4.4m (12'1" x 14'5")

Breakfast Kitchen 2.6m x 3.7m (8'6" x 12'1")

Conservatory to Rear 5.2m x 2.7m (17'0" x 8'10")

Versatile Office/Utility to Front 4.8m x 2.2m (15'8" x 7'2")

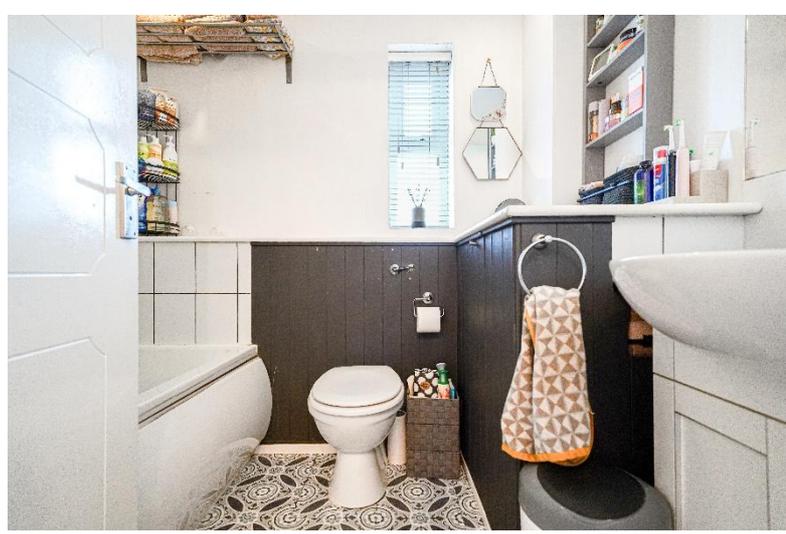
Bedroom One to Front 3.8m x 2.2m (12'5" x 7'2")

Bedroom Two to Rear 2.2m x 3.2m (7'2" x 10'5")

Family Bathroom to Side 1.9m x 2.2m (6'2" x 7'2")

Tenure

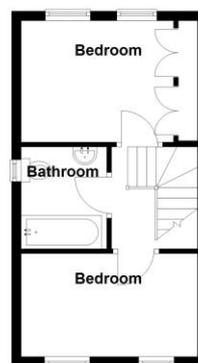
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor
Approx. 55.7 sq. metres (600.1 sq. feet)



First Floor
Approx. 26.1 sq. metres (280.8 sq. feet)



Total area: approx. 81.8 sq. metres (880.9 sq. feet)

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Shirley
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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.