



**24 Welham Croft,
Monkspath, Solihull, B90 4UU**
Offers In The Region Of £675,000

Constructed by Cameron Homes in 2013, this well presented detached family home is located within a select development on the highly regarded Monkspath estate.

Arranged over two floors, the accommodation briefly comprises; four bedrooms, two bathrooms (including en-suite shower room to the main bedroom), spacious living room, open plan kitchen/dining/family room, utility room and downstairs WC. Outside, the property benefits from a good-sized rear garden with an additional walled courtyard to the side, attached brick-built single garage and driveway providing off-road parking.

Monkspath offers a good range of local amenities to include; infant and junior school, doctors' surgery, dentist, shopping precinct, and 'The Farm Inn' country pub and restaurant. It is well placed for motorway access and excellent public transport links, with the nearest railway station ("Widney Manor") being only 1.6 miles away and providing direct trains to Birmingham City Centre, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive. The nearby town of Solihull offers further amenities to include; the renowned "Touchwood" shopping centre, "Tudor Grange" leisure centre with swimming pool, park and athletics track, and schooling to suit all age groups, with public and private schools for both boys and girls. Solihull railway station also provides regular, direct trains to London Marylebone.



The property is situated on a private road and occupies a generous corner plot. There is a tarmacadam driveway to the side, which provides parking for multiple vehicles and gives vehicular access to the garage.

Number 24 is set behind mature hedging and a lawned foregarden. A paved footpath leads to the oak framed canopy porch and the front door, which opens into:

Reception Hall

9'0" x 7'7" (2.76m x 2.32m)

With UPVC double glazed window to the front, staircase rising to the first floor, and radiator. Door into:

Downstairs WC

5'11" x 3'0" (1.81m x 0.92m)

With low level WC with concealed cistern, wall hung wash hand basin with chrome hot-and-cold taps over, extractor fan, tiling to all walls to full height, chrome ladder-style heated towel rail, and tiled flooring.

Living Room

21'8" x 11'10" (6.62m x 3.63m)

With UPVC double glazed window to the front, a pair of UPVC double glazed French doors (with matching side panels) leading to the rear garden, and two radiators.

- From the reception hall, there is a door into:

Open Plan Kitchen/Dining/Family Room

With "Porcelanosa" tiled flooring throughout.

- Kitchen/Breakfast Area

11'11" x 11'4" (3.64m x 3.46m)

With UPVC double glazed windows to the front and side, fitted SieMatic kitchen with a range of wall, drawer and base units with "Corian" work surfaces and matching upstands over, inset 1.5 bowl stainless steel "Blanco" sink with chrome mixer tap over, built-in "AEG" electric oven and grill, inset 5-ring "AEG" gas hob with chrome chimney-style "Blanco" extractor hood over, integrated "AEG" fridge and freezer, built-in "Zanussi" dishwasher, breakfast bar with space for 3 barstools, and radiator. Opening into:

- Dining/Family Area

28'11" x 10'1" (8.82m x 3.08m)

Family Area

With UPVC double glazed window to the rear, wall mounted TV point, and radiator.

Dining Area

With two Velux windows, UPVC double glazed window to the front, UPVC double glazed French doors leading to the side courtyard, UPVC double glazed bi-fold doors leading to the rear garden, and radiator. Door into:

Utility Room

7'10" x 6'1" (2.41m x 1.86m)

With UPVC double glazed windows to either side, base units with work surface and upstands over (all matching the kitchen/breakfast area), inset "Blanco" single bowl/single drainer stainless steel sink with chrome mixer tap over, space and plumbing for an automatic washing machine and tumble dryer, wall mounted "Worcester" gas-fired boiler, radiator, and tiled flooring (matching the open plan kitchen/dining/family room). Door into:

Single Garage

18'5" x 10'3" (5.63m x 3.14m)

Of brick construction; with electrically operated up-and-over door, door giving pedestrian access to the rear garden, lighting, and power.

First Floor Landing

With hatch giving access to the loft space. Door into:

Linen Cupboard

Housing the 210-litre pressurised water cylinder; with fitted shelving.

Bedroom One

13'3" (into wardrobes) x 12'2" (4.05m (into wardrobes) x 3.71m)

With UPVC double glazed window to the front, built-in wardrobes with sliding doors, hanging rail and fitted shelving, and radiator. Door into:

En-Suite Shower Room

9'0" x 4'3" (2.76m x 1.31m)

With obscure UPVC double glazed window to the front, 3-piece suite comprising; shower cubicle with glazed sliding door, built-in shelf, mains fed 'drench head' shower and separate attachment over, low level WC with concealed cistern, wall hung wash hand basin with chrome mixer tap over, extractor fan, "Porcelanosa" tiling to all walls to full height, chrome ladder-style heated towel rail, and "Porcelanosa" tiled flooring.

Bedroom Two

12'0" x 10'9" (3.68m x 3.28m)

With UPVC double glazed window to the front and radiator.

Bedroom Three

12'0" x 10'7" (3.68m x 3.25m)

With UPVC double glazed window to the rear and radiator.

Bedroom Four

12'0" x 8'1" (max) (3.68m x 2.47m (max))

With UPVC double glazed window to the rear and radiator.

Family Bathroom

9'0" x 6'11" (2.76m x 2.11m)

With obscure UPVC double glazed window to the rear, 4-piece suite comprising; bath with chrome mixer tap over, shower cubicle with glazed sliding door and mains fed shower over, low level WC with concealed cistern, wall hung wash hand basin with chrome mixer tap over, extractor fan, shaving point, "Porcelanosa" tiling to all walls to full height, chrome ladder-style heated towel rail, radiator, and "Porcelanosa" tiled flooring.

Side Courtyard

Paved patio area, bound on all sides by brick walls. A timber gate gives pedestrian access to the driveway.

South-West Rear Garden

Paved patio and lawned areas, bound on all sides by brick walls.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 5,500 Mbps and a predicted highest available upload speed of 5,500 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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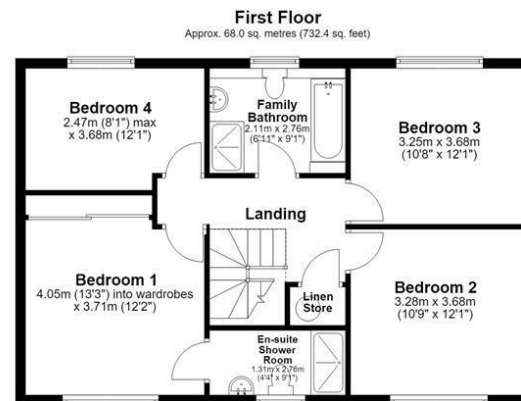
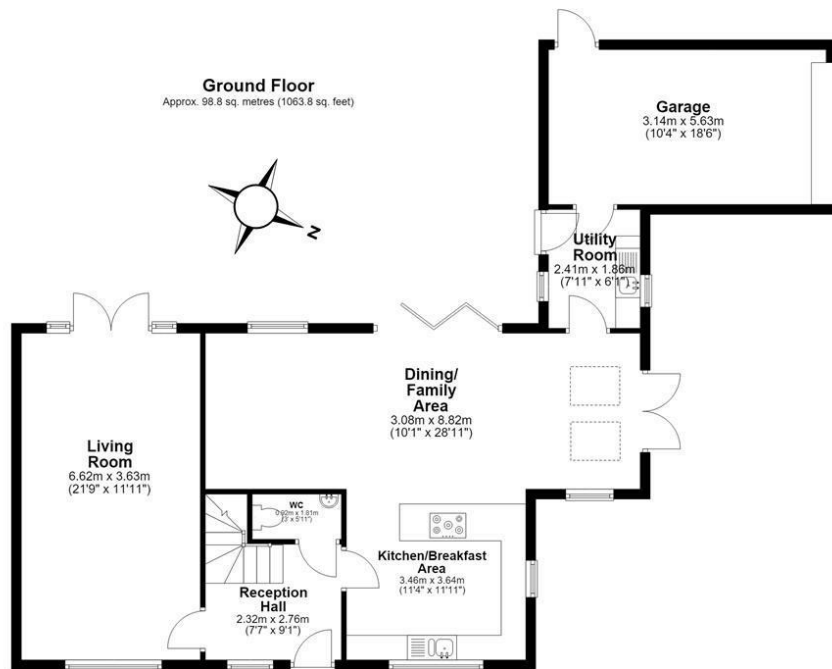
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Total area: approx. 166.9 sq. metres (1796.2 sq. feet)

