



smarthomes

## Caldeford Avenue

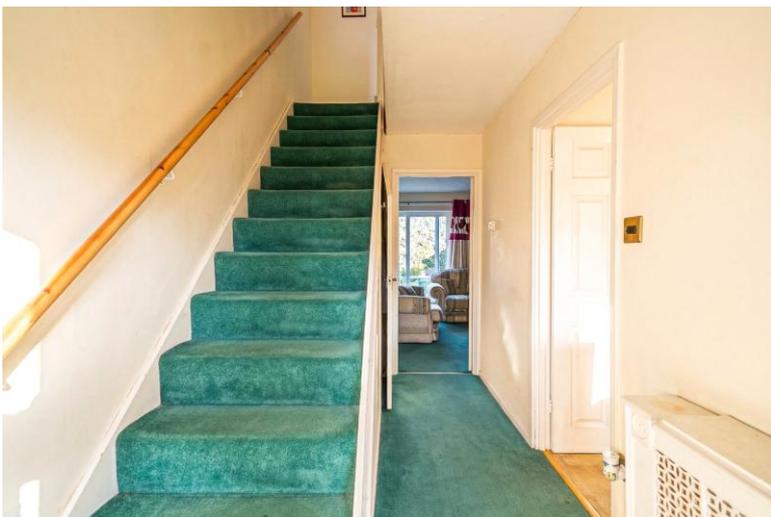
Monkspath, Solihull

- A Modern Style Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Mature Rear Garden
- Side Garage & Driveway Parking

**£360,000**

Current EPC Rating - TBC  
Current Council Tax Band - D

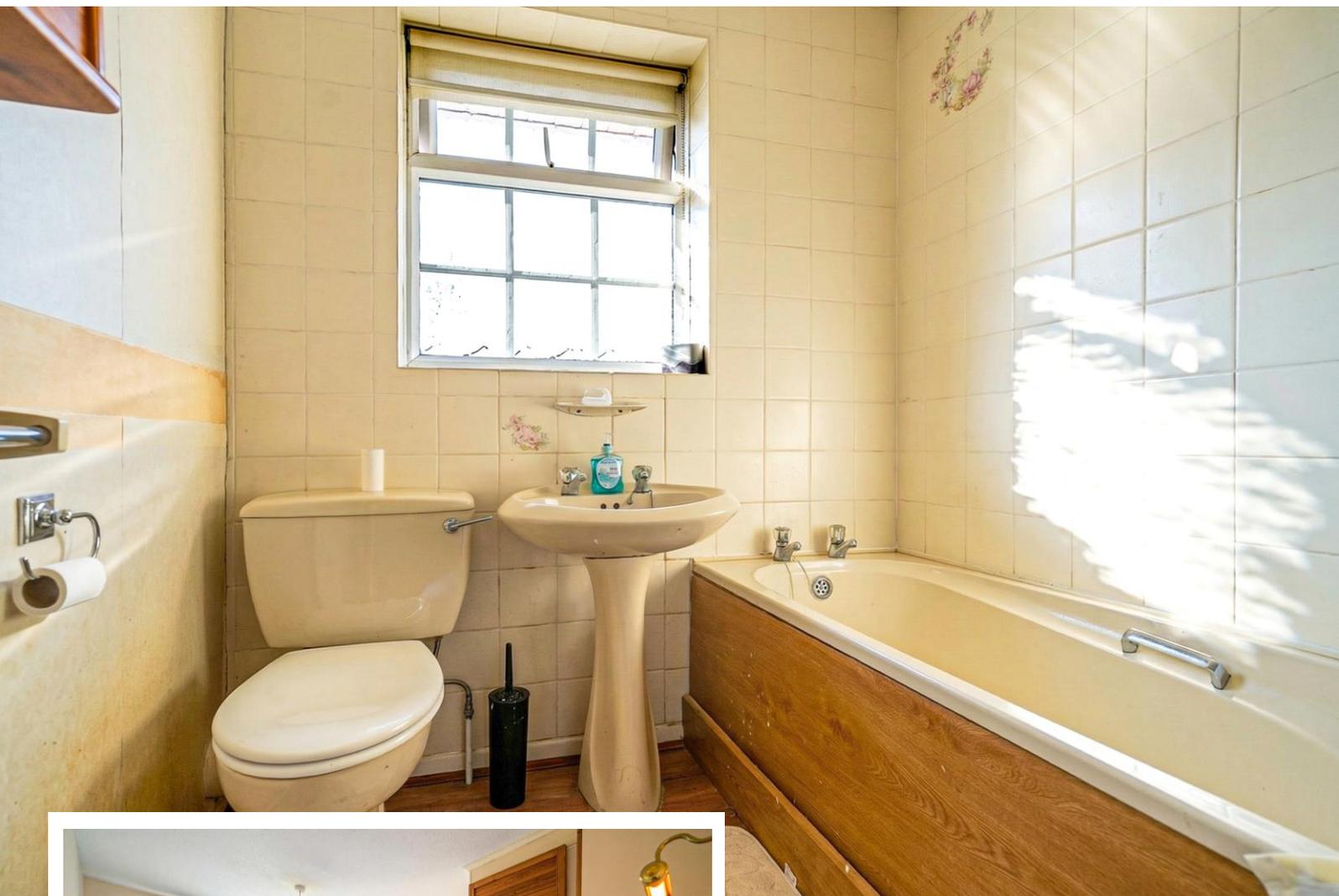




## Property Description

A modern style semi-detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, modern fitted kitchen, three bedrooms, family bathroom, rear garden, side garage 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

Spacious Lounge/Diner to Rear 4.95m max x 4.44m max (16'3" max x 14'7" max)

Fitted Kitchen to Front 2.69m max x 2.51m max (8'10" max x 8'3" max)

Bedroom One to Front 4.24m max x 2.49m (13'11" max x 8'2")

Bedroom Two to Rear 3.94m max x 2.54m max (12'11" max x 8'4" max)

Bedroom Three to Rear 2.79m x 1.91m (9'2" x 6'3")

Family Bathroom to Front 2.44m max x 1.88m (8'0" max x 6'2")

Side Garage 5.08m x 2.51m (16'8" x 8'3")

### 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 – D



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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.