

8 Hay Lane, B90 4EG

Sale Price of £575,000

Love
Property Co.

8 Hay Lane, Monkspath, Solihull, B90 4EG

Tenure - Freehold
EPC Rating – C
Council Tax Band - F

Love Property Co are pleased to offer a fantastic opportunity to purchase this beautifully presented large and homely 1,730.3 sq. ft (160.7sq. metres) corner position property offering four bedrooms, two bathrooms, two reception rooms, breakfast kitchen with integrated appliances, utility and benefits from a lovely private garden, off road parking and a double garage.

The spacious hallway also provides access to all downstairs rooms including, large main lounge, dining room, new modern breakfast kitchen with integrated appliances and separate utility with plumbing for washing machine and tumble dryer.

There are also a good-sized conservatory overlooking the garden and a downstairs wc.

To the first floor there are four bedrooms, the master bedroom with en-suite with both the master and bedroom two with built in wardrobes. The family bathroom benefits from a shower over bath. The landing provides access to the loft which is part boarded with light.

Externally there is a large patio area directly off the conservatory, perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn with mature borders and hedges. The large corner position driveway has parking for multiple cars and a double garage.

SUMMARY
In summary this property offers an excellent opportunity and viewing is highly recommended.







PROPERTY MEASUREMENTS:

BREAKFAST KITCHEN
18' 7" x 12' 2" (5.67m x 3.71m)

UTILITY
12' 8" x 6' 9" (3.87m x 2.05m)

LOUNGE
16' 4" x 11' 7" (4.97m x 3.54m)

DINING ROOM
8' 8" x 14' 1" (2.65m x 4.30m)

CONSERVATORY
10' 10" x 15' 3" (3.30m x 4.65m)

WC
4' 6" x 6' 0" (1.36m x 1.84m)
PRINCIPAL BEDROOM
13' 1" x 11' 9" (4.00m x 3.58m)

ENSUITE
6' 4" x 6'0" (1.92m x 1.84m)

BEDROOM TWO
11' 11" x 7' 9" (3.62m x 2.37m)

BEDROOM THREE
9' 9" x 9' 0" (2.97m x 2.75m)

BEDROOM FOUR
8' 8" x 6' 10" (2.64m x 2.08m)

FAMILY BATHROOM
6' 6" x 9' 1" (1.98m x 2.78m)

GARAGE
16' 5" x 15' 3" (5.00m x 4.65m)

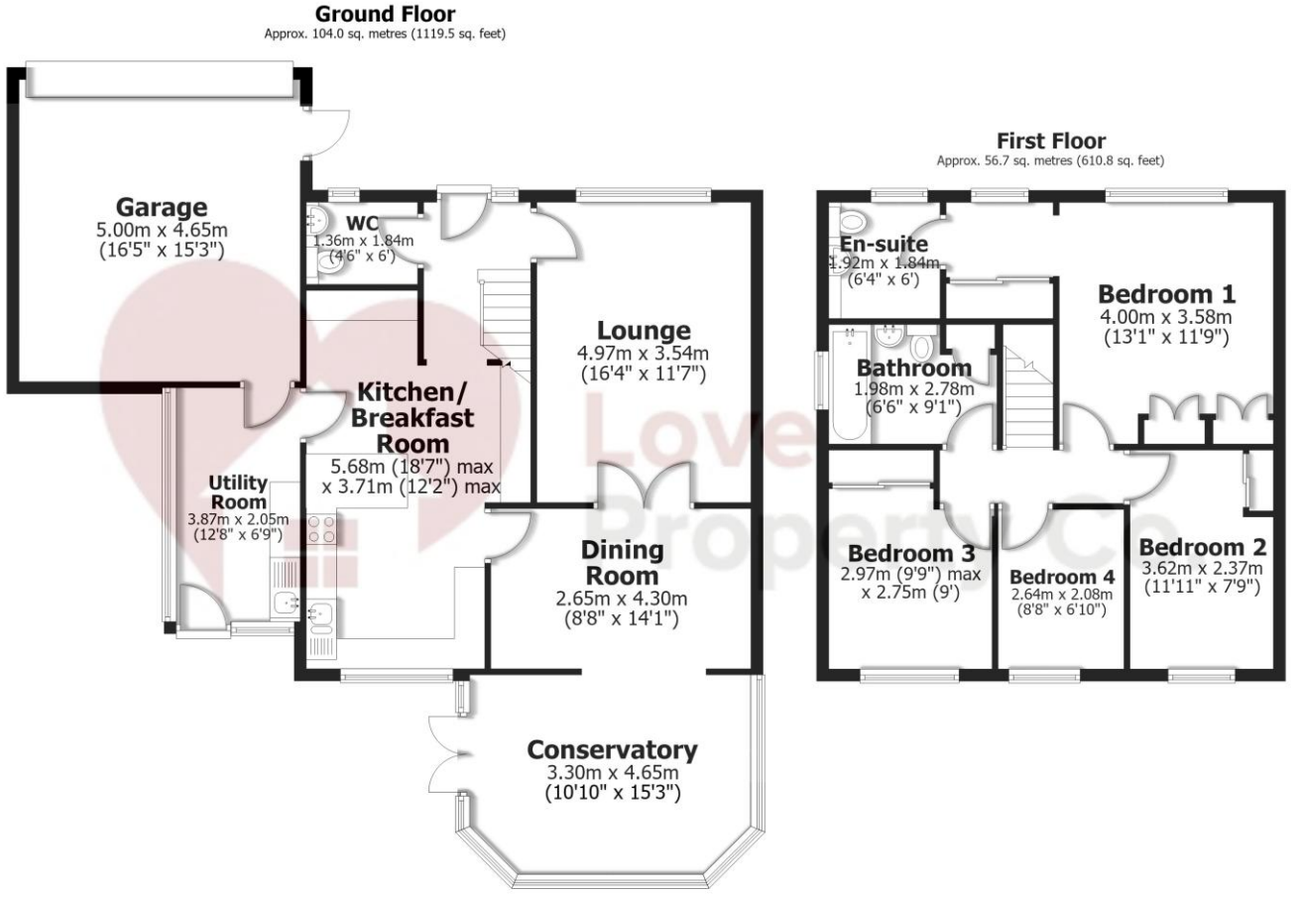
TOTAL SQUARE FOOTAGE
1730.3 sq. Feet (160.7 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









Total area: approx. 160.7 sq. metres (1730.3 sq. feet)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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