genie HOMES

11 Wynbrook Grove, Solihull, B90 4LY
Offers In The Region Of £549,950

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Genie Homes are pleased to present this delightful four-bedroom detached family home, occupying a generous corner plot in a quiet Cul-de-Sac and highly sought-after location. South facing.

From the moment you step inside, the spacious entrance hallway creates a welcoming first impression and leads to a well-proportioned and thoughtfully designed home.

The heart of the property is the impressive extended open-plan lounge and dining area, flooded with natural light and offering a wonderful space for both everyday family life and entertaining. The spacious galley-style kitchen provides ample worktop and storage space, with attractive views over the rear garden. A convenient ground-floor WC adds further practicality.

The property also benefits from a generous separate Conservatory., providing valuable additional reception space for relaxing or entertaining, while the flexible dining area can easily adapt to suit a variety of modern family lifestyles.

Property Overview

EPC Rating: D

LIVING ROOM

4.31m x 3.91m (14'2" x 12'10")

DINING AREA

4.87m x 3.34m (16'0" x 10'11")

KITCHEN AREA

6.41m x 2.56m (21'0" x 8'8")

CONSERVATORY:

3.55m X 2.90m (11'8" x 9'6")

w/c & wash basin

INTEGRAL GARAGE

4.79m x 2.40m (15'9" x 7'10")

PRINCIPAL BEDROOM

4.71m x 2.91m (15'5" x 9'7")

ENSUITE

2.19m x 1.89m (9'2" x 6'7")

BEDROOM TWO

2.82m x 2.79m (9'3" x 9'2")

BEDROOM THREE

3.06m x 2.42m (10'0" x 7'11")

BEDROOM FOUR

3.64m x 2.40m (11'11" x 7'10")

BATHROOM

2.79m x 2.00m (9'2" x 6'7")

TOTAL SQUARE FOOTAGE

Approx.- 141.0 sq.m. (1,518 sq.ft.)

Area Information

Wynbrook Grove, Shirley, Solihull, B90 4LY, the property is positioned in the Local Amenities Shopping & Dining: Includes the Shelly Farm Shopping Centre, a large Tesco Extra, The Farm Pub & Restaurant, and local eateries. Business: Home to the Monkspath Business Park on Highlands Road, providing local employment hubs. Schools: Local options include Monkspath Junior & Infant School. area, with good access to local amenities, green spaces, Birmingham and the wider West Midlands. The postcode is approximately 1.9 miles from Solihull town centre and around 6.6 miles from Birmingham city centre.

Monkspath is a predominantly residential suburb on the south-eastern side of Solihull, close to Shirley and the A34 Stratford Road. It is particularly well positioned for commuters, with the M42 nearby and straightforward road connections towards Birmingham, Coventry and the wider Midlands.

The area is characterised largely by established 1980s housing, with a mixture of detached and semi-detached homes, cul-de-sac developments and landscaped open spaces. Solihull Council's character assessment highlights Monkspath's substantial areas of formal and informal open space and its strong transport connections.

?? Green spaces & outdoor areas

One of Monkspath's attractive features is the amount of greenery surrounding the residential streets.

Hillfield Nature Reserve — an important local green space, with natural habitats and opportunities for walking.
Hillfield Park — situated on Monkspath Hall Road, with open grassland, woodland and community facilities. The park is accessible on foot and has parking.
Tudor Grange Park — a larger recreational space nearby, with extensive facilities including a 1km cycling track. It is also well served by public transport.
Shirley Park — another sizeable recreational area close to Monkspath.
Solihull Nature Reserve — provides additional opportunities for walking and enjoying nature.

The council's description of Monkspath specifically notes the large areas of open space around the residential area, which help separate the homes from the surrounding major roads.
Schools

For families, there are a number of schools within Monkspath and the surrounding Solihull/Shirley area.

Primary:

Monkspath Junior & Infant School — located on Farmhouse Way within Monkspath. The school provides nursery and primary education.
St Alphege C of E Infant and Junior Schools
St Augustine's Catholic Primary School
Our Lady of the Wayside Catholic Primary School

Secondary:

Tudor Grange Academy
St Peter's Catholic School
Alderbrook School

These are among the schools serving the wider Monkspath/Shirley/Solihull area.

Important for property particulars: school catchment areas can vary by individual address and can change, so it is best not to describe a property as being "in catchment" without checking the specific address for the relevant admission year.

Local amenities & shopping

Monkspath benefits from being close to Shirley and the Stratford Road (A34), which provides a broad range of everyday shopping, food and leisure facilities.

The A34 corridor includes a mixture of:

Supermarkets and convenience shopping
Restaurants, cafés and takeaways
Retail parks and larger stores
Gyms and leisure facilities
Professional and business services
Healthcare and pharmacy services

The nearby commercial areas around the A34 and Junction 4 also provide access to larger retail units. Solihull's character assessment identifies the A34 as an important retail and commercial corridor.

For leisure, Bannatyne Health Club And Spa Solihull is also nearby, while the wider Solihull area offers considerably more choice.

Public transport

Monkspath has good bus connections, particularly along Monkspath Hall Road and the A34/Stratford Road corridor.

There are also several railway stations within convenient reach, including:

Widney Manor
Solihull
Whitlocks End
Dorridge

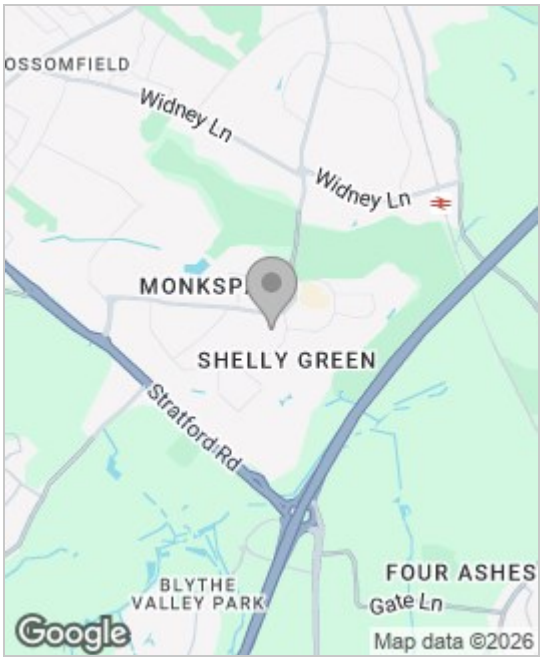
Widney Manor is particularly relevant to Monkspath, while Solihull station provides wider rail connections.

The area is also served by local bus services linking Monkspath with Solihull town centre, Shirley and surrounding communities. Transport information shows bus routes operating through Monkspath Hall Road and connecting the area with Solihull and surrounding parts of south Solihull.

Motorway & road connections

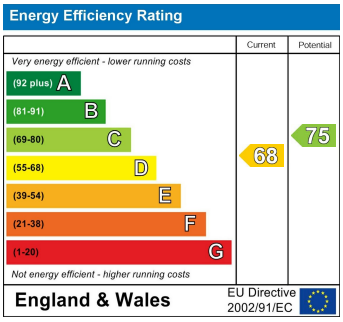
This is one of Monkspath's strongest selling points for commuters.

The area has direct access towards Junction 4 of the M42, via the A34 Stratford Road. A recent transport assessment places the connection to M42 Junction 4 approximately 1.8km from the relevant section of Stratford Road.



Total floor area: 141.0 sq.m. (1,518 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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1668 Bristol Road South, Longbridge, Birmingham, West Midlands, B45 9TY
T. 0121 815 0197 | **E.** lettings@genie-homes.co.uk
www.genie-homes.co.uk