



smarthomes

Besford Grove

Monkspath, Solihull

- A Superbly Presented Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen & Utility Room
- Spacious Lounge, Dining Room & Conservatory
- Two En-Suite Shower Rooms & Family Bathroom
- Delightful Landscaped Rear Garden with Prep Kitchen

£715,000

Current EPC Rating - C
Current Council Tax Band - F

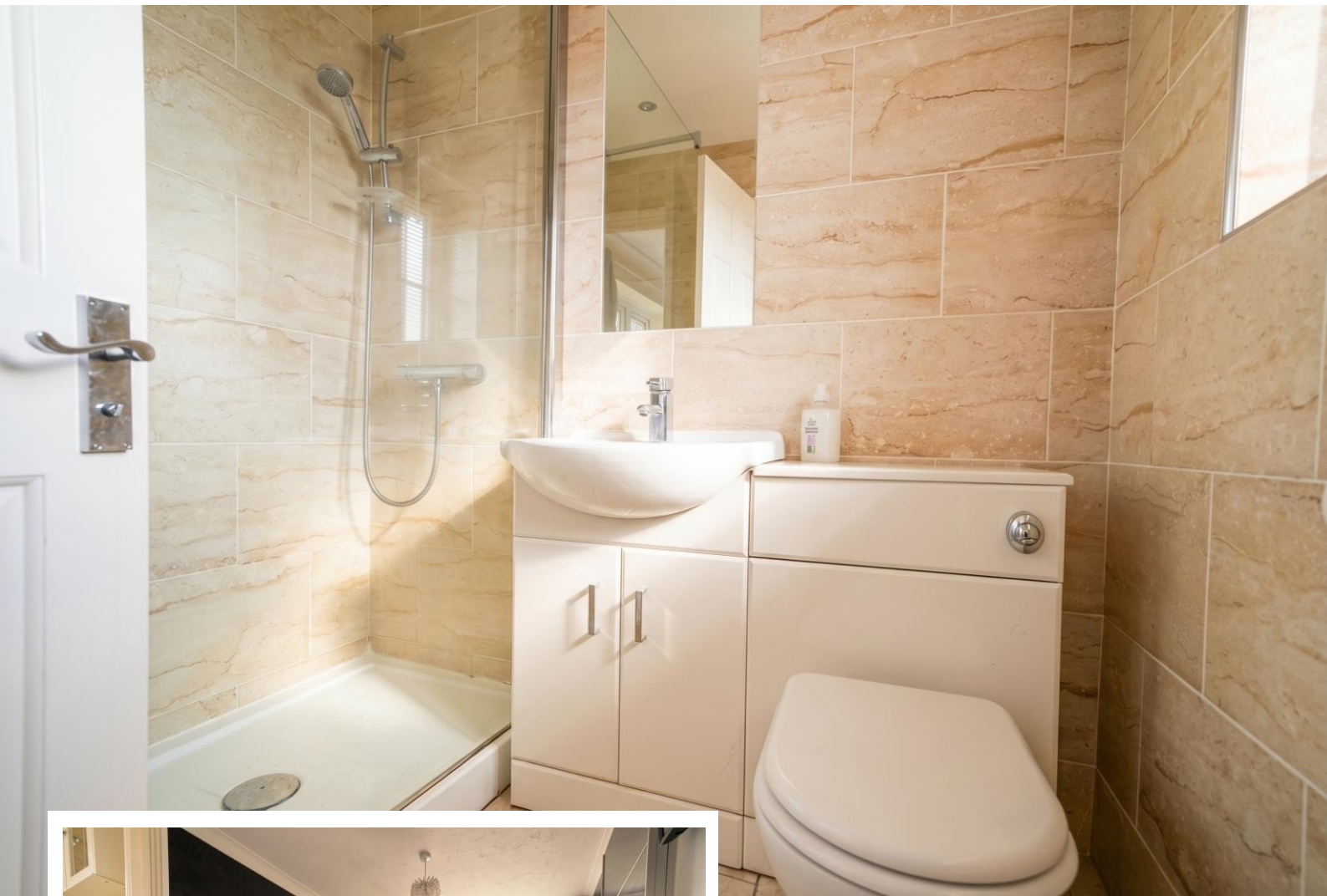




Property Description

A beautifully presented detached family home available for sale for the first time since its construction 34 years ago. Offering spacious accommodation comprising a spacious lounge, dining room, conservatory, re-fitted kitchen, utility room, home office, re-fitted guest W.C, four good size bedrooms, two re-fitted en-suite shower rooms, re-fitted family bathroom, landscaped Westerly facing rear garden with outside kitchen and shower room, further prep kitchen, detached 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

Home Office to Side 2.77m x 2.49m (9'1" x 8'2")

Spacious Lounge to Front 5.77m x 3.56m (18'11" x 11'8")

Dining Room to Rear 3.23m x 2.95m (10'7" x 9'8")

Conservatory 3.71m x 3.63m (12'2" x 11'11")

Re-Fitted Kitchen to Rear 5.11m x 3.51m (16'9" x 11'6")

Utility Room 2.29m x 3.2m (7'6" x 10'6")

Bedroom One to Front 4.42m x 3.96m (14'6" x 13'0")

Re-Fitted En-Suite Shower Room 1.93m x 1.65m (6'4" x 5'5")

Bedroom Two to Front 4.55m max x 2.59m max (14'11" max x 8'6" max)

Bedroom Three to Rear 3.68m x 2.97m (12'1" x 9'9")

Bedroom Four to Rear 2.95m x 2.82m (9'8" x 9'3")

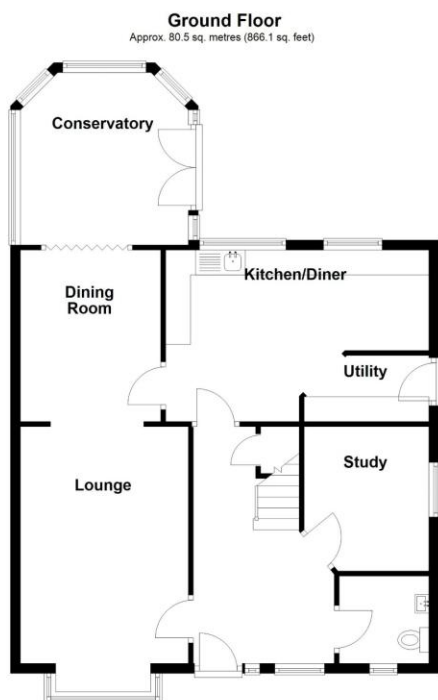
External Shower Room 2.06m x 1.52m (6'9" x 5'0")

Garden Prep Kitchen 3.2m x 1.55m (10'6" x 5'1")

Detached Garage 5.46m max x 3.56m max (17'11" max x 11'8" max)

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 – F



Total area: approx. 148.6 sq. metres (1599.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 and 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.