



smarthomes

Grey Mill Close

Monkspath, Solihull

- A Well Presented Four Bedroom Family Home
- Fitted Kitchen & En-Suite Shower Room
- Rear Garden, Double Garage & Driveway Parking
- No Upward Chain

Offers Over £585,000

Current EPC Rating – 57 (D)

Current Council Tax Band - F





Property Description

A detached family home situated on a generous corner plot offered with no upward chain and potential to extend/convert (STPP), four bedrooms, two reception rooms, fitted kitchen, guest WC, en suite shower room, family bathroom, rear garden, garage and off road 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

Lounge to Front 5.54m x 3.84m (18'2" (into bay) x 12'7")

Dining Room to Rear 3.84m x 2.57m (12'7" x 8'5")

Kitchen to Rear 4.57m x 2.57m (15'0" x 8'5")

Bedroom One to Front 3.84m x 3.66m (12'7" (into wardrobe) x 12'0")

En Suite Shower Room 2.82m x 1.02m (9'3" (into shower) x 3'4")

Bedroom Two to Front 3.66m x 3.25m (12'0" x 10'8")

Walk-In Wardrobe 1.68m x 0.76m (5'6" x 2'6")

Bedroom Three to Rear 2.74m x 2.87m (9'0" x 9'5")

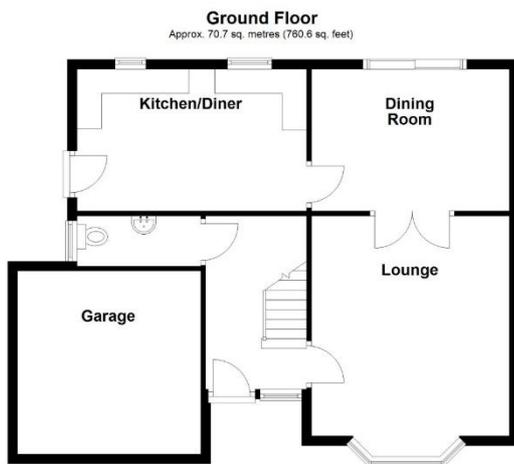
Bedroom Four to Rear 2.97m x 2.26m (9'9" x 7'5")

Family Bathroom to Rear 1.55m x 2.34m (5'1" x 7'8")

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. 133.0 sq. metres (1432.0 sq. feet)

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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 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.