

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1270 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - 3 - 84%, EE - 83%, Vodafone 76%, 02 - 75%  
**EPC** - D - 67  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## 90 Stanbrook Road

**Monkspath, B90 4US**  
**Offers in the Region of £535,000**

Nestled in the sought-after Monkspath development on Stanbrook Road, Shirley, Solihull, this delightful detached family home offers a perfect blend of comfort and modern living. This charming home is an excellent opportunity for families seeking a well-appointed residence in a desirable location.

### FEATURES

- Detached Property on Popular Monkspath Development
- Through Lounge/Dining Room
- Modern Fitted Kitchen with Separate Utility Area
- Garage Conversion to Versatile Reception Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms & Fourth Good Sized Single
- Modern Family Bathroom
- Low Maintenance Rear Garden
- Driveway Parking
- Convenient Location

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

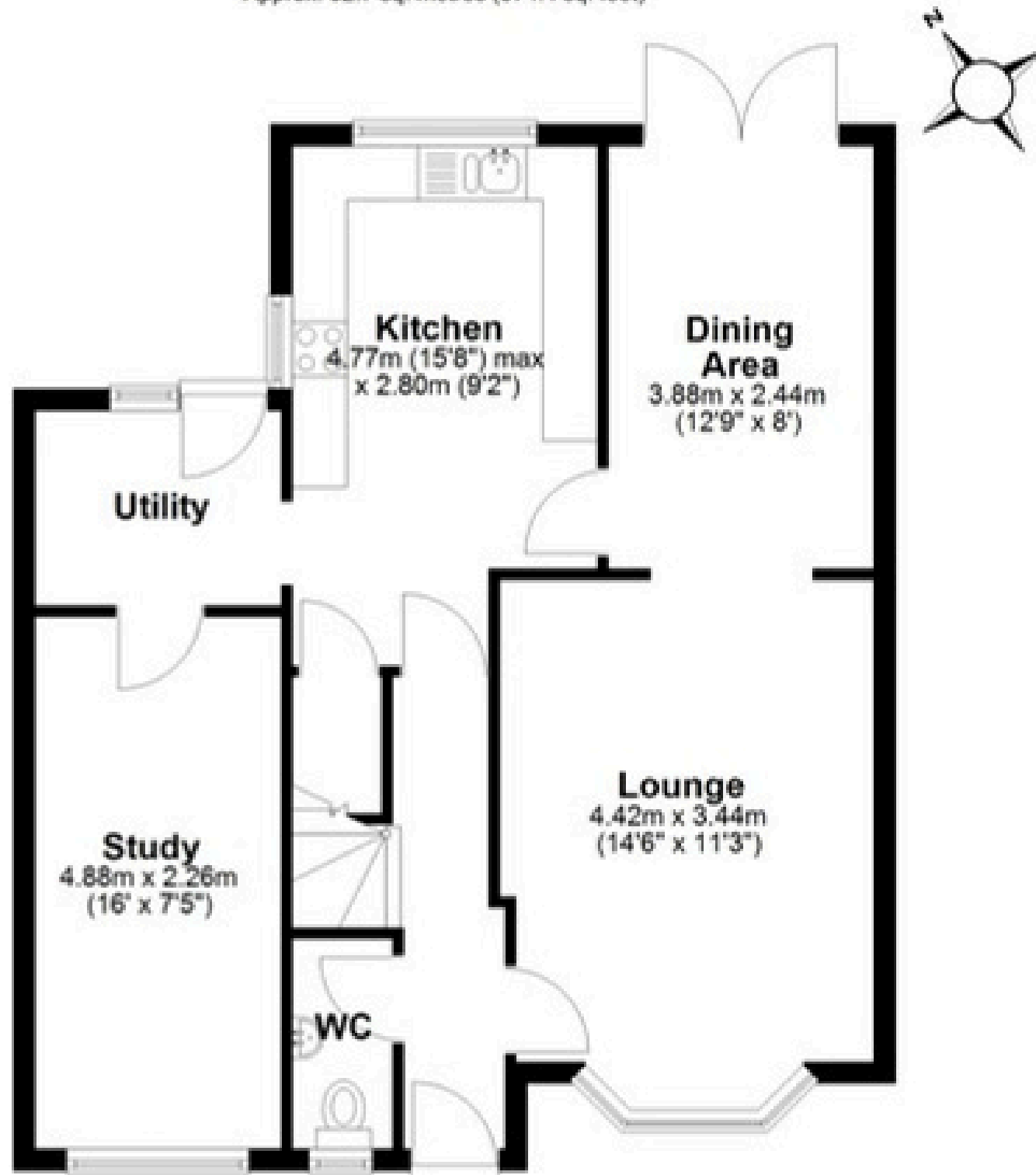
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



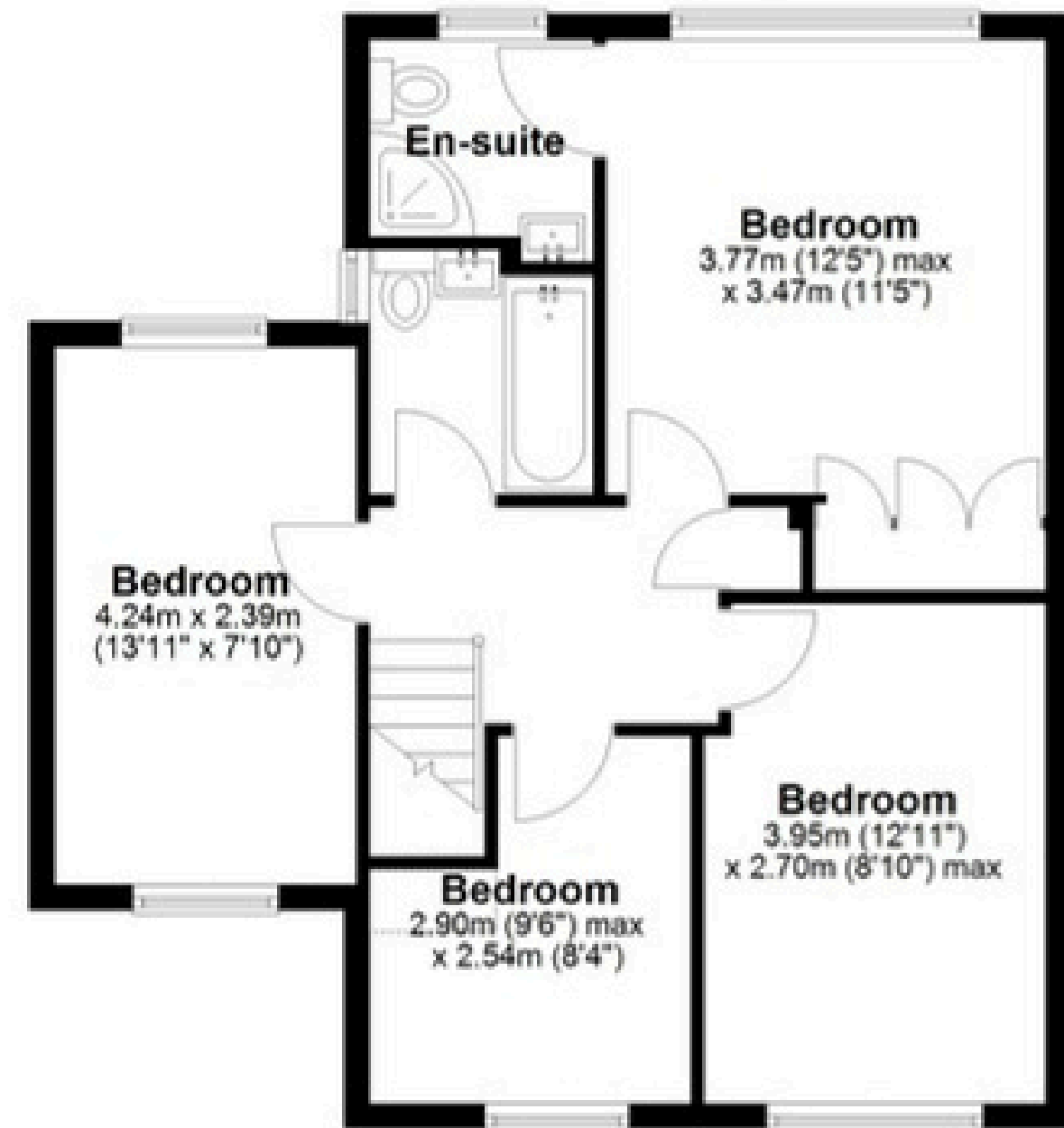
## Ground Floor

Approx. 62.7 sq. metres (674.4 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 118.1 sq. metres (1270.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.