



# Monastery Drive, Solihull

Guide Price £725,000





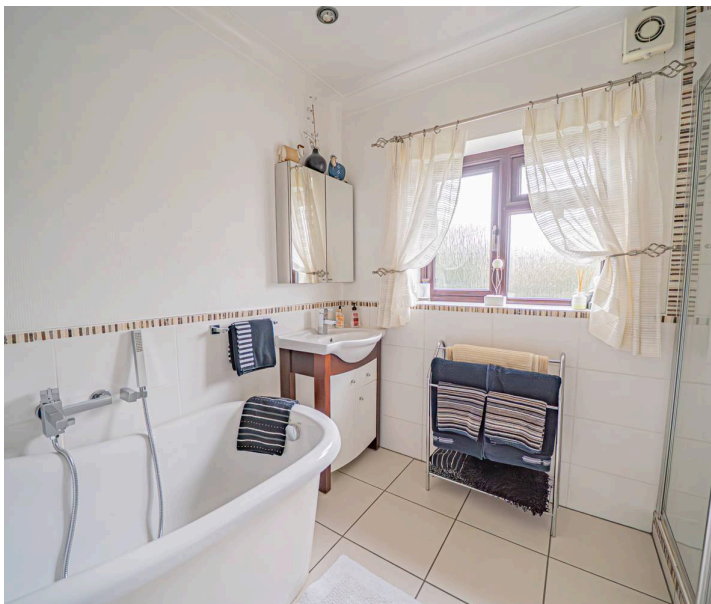
## PROPERTY OVERVIEW

This impressive four bedroom detached family home is offered for sale with no upward chain and is situated on a highly sought after road in Solihull, offering convenient access to excellent local amenities and well-regarded schools, making it an ideal choice for families.

The property is accessed via a large porch that leads into a spacious entrance hallway, setting a welcoming tone for the rest of the home. There are two generously sized reception rooms, including a bright and airy living room perfect for relaxing or entertaining, as well as a large formal dining room that provides ample space for family meals and special occasions.

The excellent breakfast kitchen enjoys pleasant views of the rear garden (visible through large windows), and offers plenty of room for informal dining, while the practical utility room and side store ensure that daily household tasks are managed with ease. The property also benefits from an integral double garage, providing additional parking or valuable storage space.

Upstairs, the accommodation continues to impress with four generously sized bedrooms, two of which boast their own en-suite facilities for added privacy and convenience. The remaining bedrooms are served by a well-appointed family bathroom, catering to the needs of a busy household.





Throughout, the home is presented in good order, featuring a layout that offers both flexibility and comfort for modern family living. To the front of the property, an impressed concrete driveway which provides off-road parking for multiple vehicles, complemented by a neat lawn foregarden that enhances the overall kerb appeal.

This substantial home combines spacious interiors with a practical layout, making it a superb opportunity for those seeking a quality family residence in a prime Solihull location. Furthermore, the property offers excellent scope for extension subject to planning permission with a large loft space perfect for conversion. Early viewing is highly recommended to appreciate the full extent of the accommodation on offer.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- No Upward Chain
- Close To All Local Amenities & Schools
- Two Spacious Reception Rooms
- Open Plan Breakfast Kitchen
- Four Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Scope For Extension Subject To Planning Permission
- Private Rear Garden
- Driveway For Multiple Vehicles & Double Garage

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

14' 11" x 15' 1" (4.54m x 4.59m)

#### **FORMAL DINING ROOM**

14' 5" x 13' 3" (4.40m x 4.03m)

#### **BREAKFAST KITCHEN**

15' 10" x 16' 4" (4.83m x 4.98m)

#### **UTILITY**

5' 6" x 16' 10" (1.67m x 5.14m)

#### **WC**

#### **INTEGRAL DOUBLE GARAGE**

14' 6" x 15' 11" (4.41m x 4.86m)



## FIRST FLOOR

### BEDROOM ONE

11' 4" x 16' 7" (3.46m x 5.05m)

### ENSUITE

3' 1" x 8' 5" (0.95m x 2.57m)

### BEDROOM TWO

12' 3" x 10' 5" (3.73m x 3.17m)

### ENSUITE

3' 3" x 6' 3" (0.99m x 1.91m)

### BEDROOM THREE

10' 10" x 11' 7" (3.30m x 3.52m)

### BEDROOM FOUR

8' 4" x 7' 8" (2.55m x 2.34m)

### BATHROOM

5' 10" x 7' 9" (1.79m x 2.37m)

### SEPARATE WC

### TOTAL SQUARE FOOTAGE

183.0 sq.m (1975 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Free standing Range cooker, extractor, microwave, integrated fridge (in the kitchen), fridge, freezer (in the utility), dishwasher, washing machine, tumble dryer, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

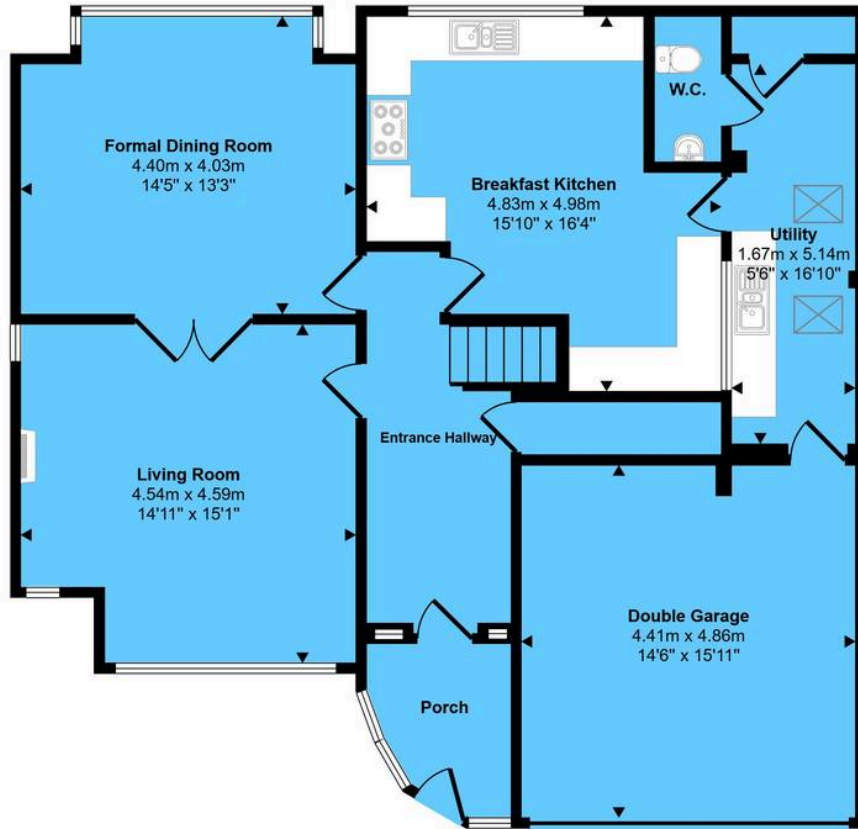
### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - large boarded loft space, with two roof windows (in the house) and boarded loft space (in the garage).

### **INFORMATION FOR POTENTIAL BUYERS**

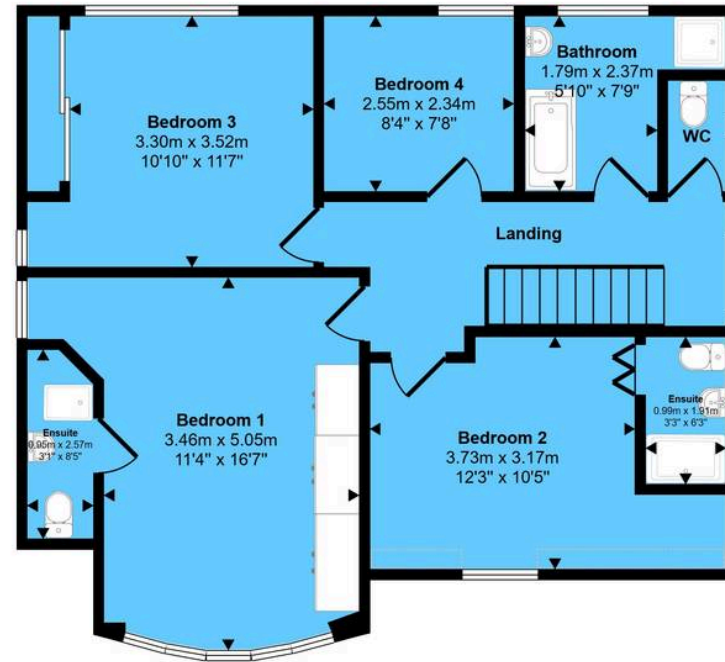
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area  
183 sq m / 1973 sq ft



Ground Floor  
Approx 109 sq m / 1176 sq ft

Denotes head height below 1.5m



First Floor  
Approx 74 sq m / 796 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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