



melvyn  
**Danes**  
ESTATE AGENTS



Stonehill Croft

Shirley

Asking Price £490,000

## Description

Monkspath is a well established and popular part of Solihull, known for its excellent schools and easy access to local amenities. Just a short walk from the house, you'll find Shelly Farm shops, a Co-Op and a choice of cafés and eateries. Families are well catered for with respected local schools and parks nearby, including Hillfield Park and its picturesque walking routes. With the M42 moments away and Solihull town centre easily reached, Monkspath offers a great balance of convenience and community.

Stonehill Croft is located off Farnborough Drive off Thornhill/Frankholmes Drive that both link to the Monkspath Hall Road, one of the main road through Monkspath.

The property is approached via a semi private side road and leads to the private driveway affording parking for numerous vehicles. Upon entering via the UPVC front door the property comprises of, porch, entrance hall, large living/dining room with brick built fire place and access into the good sized conservatory via glazed sliding doors. Further access into the fitted kitchen with a range of integrated appliances and a rear door opening onto the garden. Off the hall is access into the converted garage and wet room style shower and WC. This room was properly converted to allow for down stairs sleeping and would make an ideal bedroom or study with the benefit of the shower room next door.

To the first floor we have four bedrooms two of which are particularly generous doubles and with two having built in closet storage. Off the landing is the family shower room with large walk in shower, wash basin and toilet.

To the rear we have a private garden with patio and mainly laid to lawn bordered by panelled fencing and mature shrub planted borders and a greenhouse.

The front offers the property offers parking for numerous vehicles on a good sized tarmac driveway with generous side lawn.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

22'6" x 11'8" (6.88 x 3.56)

**Conservatory**

10'9" x 8'9" (3.28 x 2.67)

**Study/5th Bedroom**

12'0" x 7'8" (3.66 x 2.34)

**Kitchen**

13'10" x 8'2" (4.22 x 2.51)

**Ground Floor Shower Room**

7'8" x 6'11" (2.36 x 2.13)

**Bedroom One**

11'10" x 11'8" (3.63 x 3.56)

**Bedroom Two**

11'8" x 10'9" (3.56 x 3.28)

**Bedroom Three**

9'6" x 6'9" (2.90 x 2.08)

**Bedroom Four**

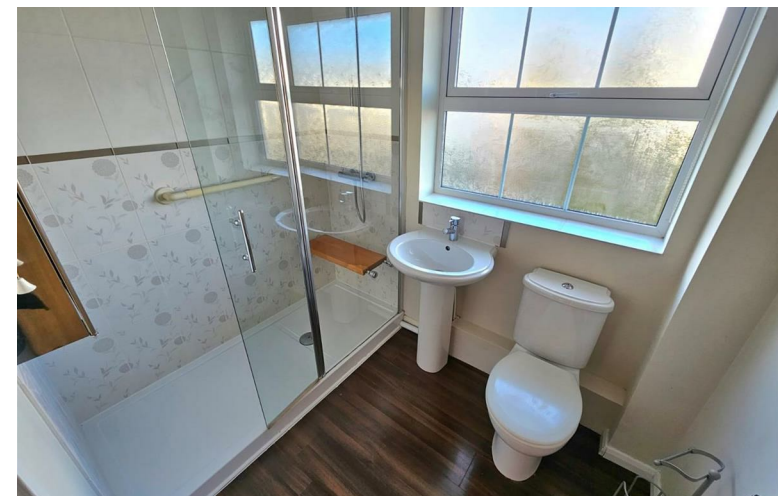
8'7" x 8'5" (2.64 x 2.59)

**Bathroom**

7'6" x 5'6" (2.31 x 1.70)

**Private Rear Gardens**

**Off Road Parking**



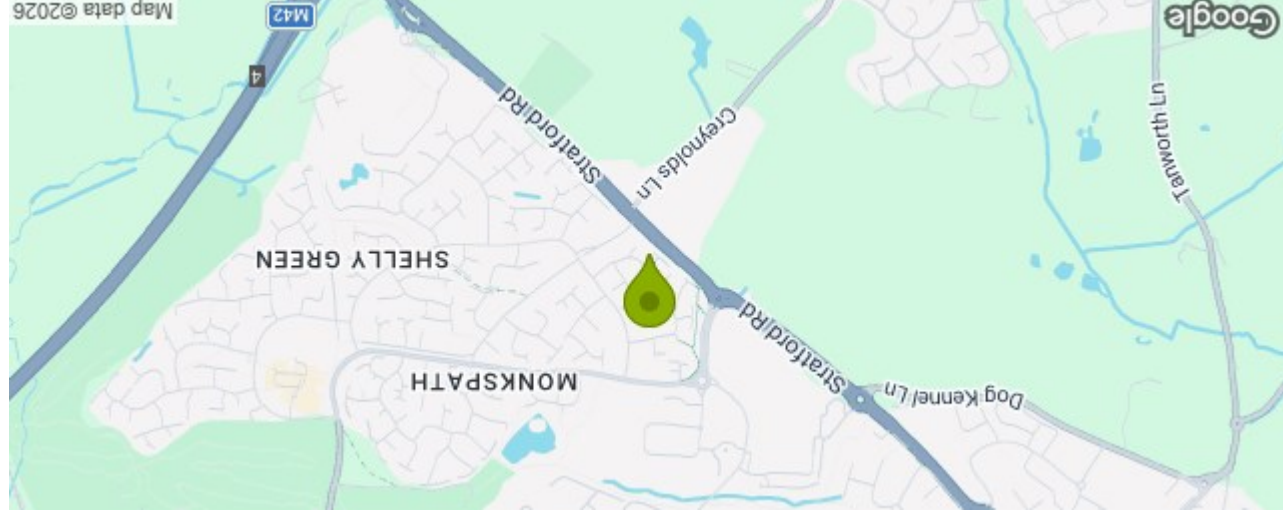
TENURE: We are advised that the property is Freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

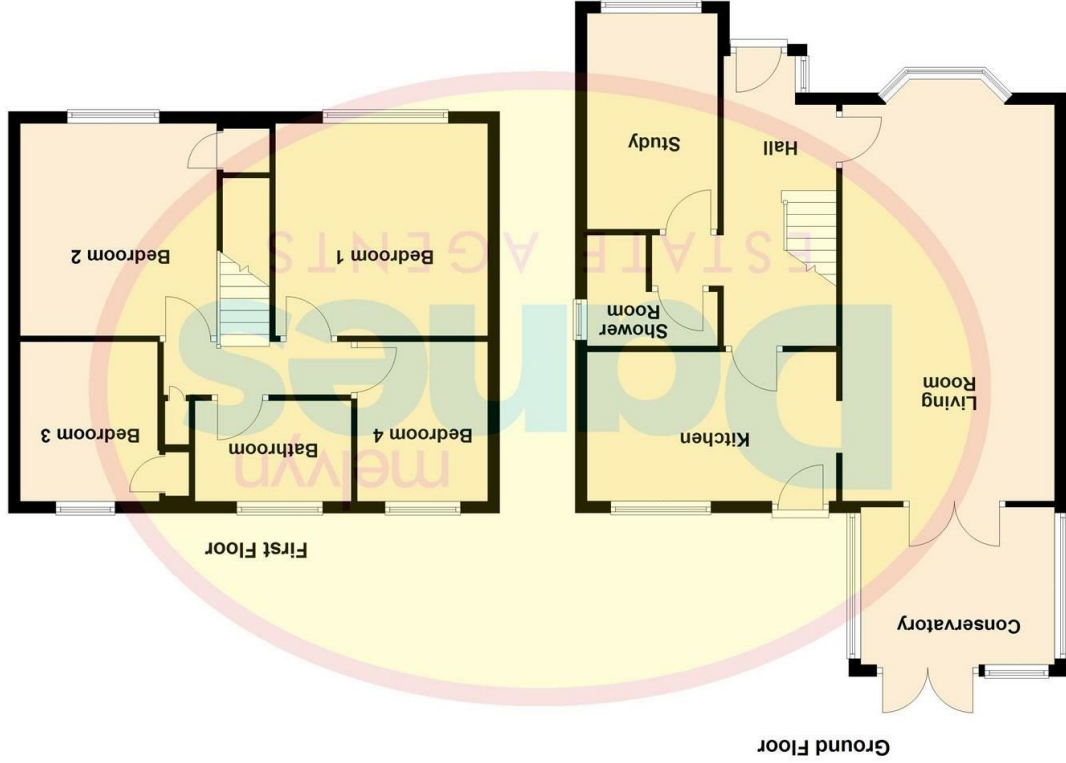
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 73  
Potential: 84

5 Stonehill Croft Shirley Solihull B90 4TD  
Council Tax Band: E



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.