



smarthomes

## Hay Lane

Monkspath, Solihull

- A Well Presented Four Bedroom Family Home
- Breakfast Kitchen & Spacious Lounge/Diner
- Low Maintenance Rear Garden & Integral Garage
- Family Shower Room & Guest W.C

**£465,000**

Current EPC Rating - C  
Current Council Tax Band - E





## Property Description

A well maintained detached family home situated in a most sought after location offering accommodation comprising comprising a spacious through lounge/diner, fitted kitchen, guest W.C, four good size bedrooms, family shower room, rear garden, 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

Spacious Through Lounge/Diner 7.14m x 3.58m (23'5" x 11'9")

Fitted Kitchen to Rear 4.22m x 2.69m (13'10" x 8'10")

Guest W.C

Bedroom One to Front 3.68m x 3.58m (12'1" x 11'9")

Bedroom Two to Front 3.51m x 3.28m (11'6" x 10'9")

Bedroom Three to Rear 2.69m x 2.46m (8'10" x 8'1")

Bedroom Four to Rear 2.92m x 2.16m (9'7" x 7'1")

Family Shower Room to Rear

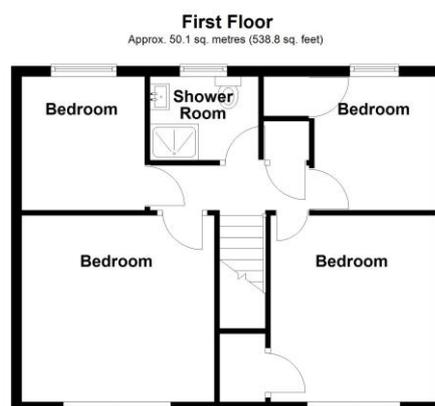
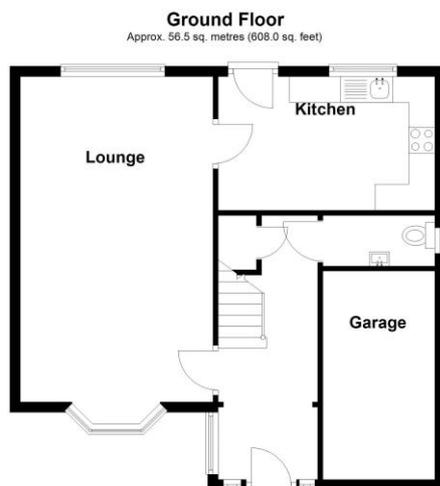
Garage 5.31m x 2.44m (17'5" x 8'0")

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 – E



Total area: approx. 106.5 sq. metres (1146.8 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 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.