



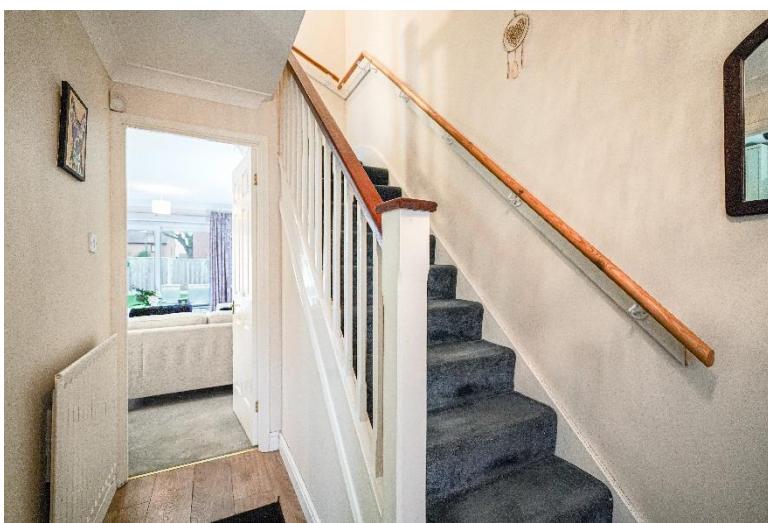
Tilesford Close
Monkspath, Solihull

- A Two Bedroom Semi-Detached Property
- Modern Fitted Kitchen & Lounge/Diner
- Modern Family Bathroom
- Landscaped Southerly Facing Rear Garden

£320,000

Current EPC Rating - D
Current Council Tax Band - C

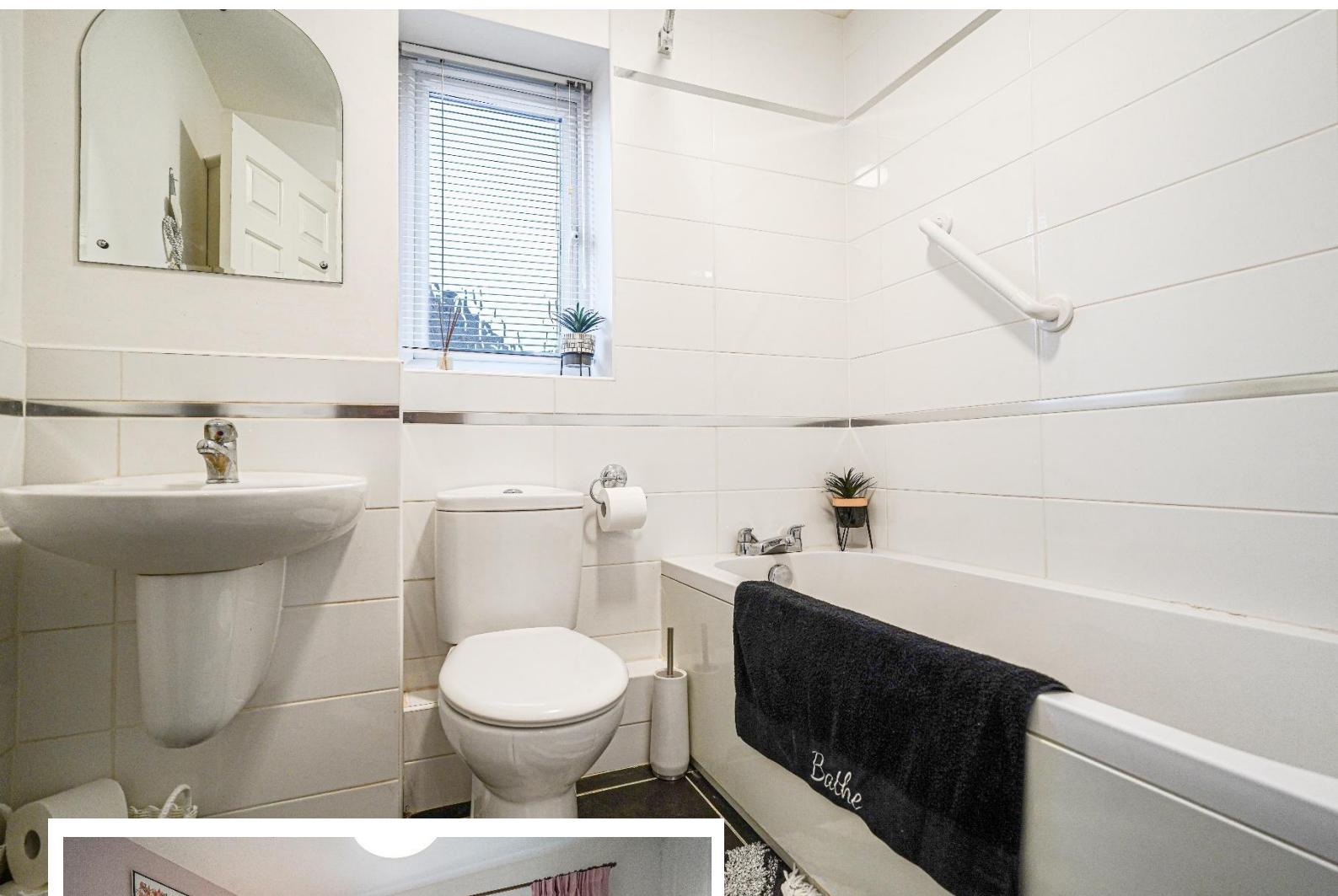




Property Description

A very well presented semi-detached property situated in a most popular location. Offering accommodation comprising a lounge/diner, modern fitted kitchen, two good size bedrooms, modern family bathroom, landscaped Southerly facing rear garden, detached 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

Modern Fitted Kitchen to Front 2.8m x 1.7m (9'2" x 5'6")

Lounge/Diner to Rear 4.7m x 3.6m (15'5" x 11'9")

Bedroom One to Rear 3m x 2.6m (9'10" x 8'6")

Bedroom Two to Front 2.6m x 2.5m (8'6" x 8'2")

Modern Family Bathroom to Side 2m x 1.6m (6'6" x 5'2")

Detached Garage 5.3m x 2.6m (17'4" x 8'6")

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 vendor. Current council tax band – C





316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.