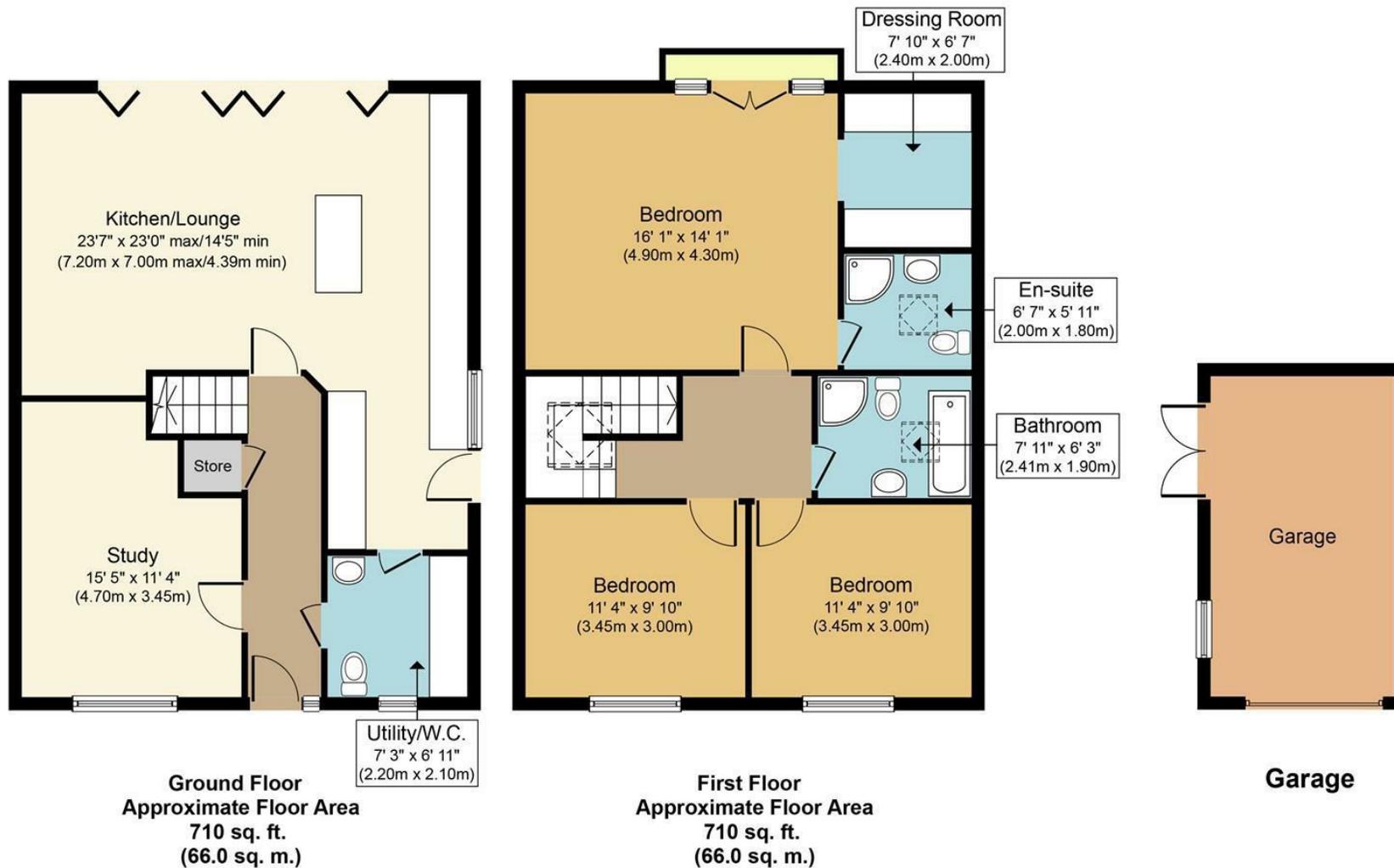


Peter Clarke



Shelly Lane, Monkspath, Solihull B90 4EJ.



Approx. Gross Internal Floor Area 1,582 sq. ft. (147.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com



- Sought after private lane
- Three double bedrooms
- Luxury Ensuite & Bathroom
- Open plan living room
- Modern fitted kitchen
- Separate Reception Room
- Utility & wc
- Garage/ Potential Annex
- Gated Parking
- EPC- B/ Council Tax- F



Offers Over £580,000

This beautifully presented detached home is situated in a sought after position within a private road in Monkspath, having a semi-rural feel but being very convenient for many of the amenities in the area.

Three double bedrooms, large Master with ensuite and dressing room, modern family bathroom, Open plan living room with log burner and modern fitted kitchen/ breakfast/ dining room, utility & Wc, front reception room, detached garage/ potential annex.

Shelly Lane is a lovely private road situated of the top of Shelly Crescent and a short walk to the local shops, doctors, dentist and popular Gastro pub 'The Farm'. A local bus service operates along Shelly Crescent providing access into Solihull Town Centre and Shirley on to Birmingham in the opposite direction. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood shopping centre, John Lewis department store and Cine World multi screen cinema. There are numerous bars and restaurant through Solihull and Shirley. The retail park on Marshall Lake Road offers a selection of retailers including, Next, Marks and Spencer's, Currys PC World Megastore, Pets at Home, Halfords, Hobbycraft, SCS and Carpetright. The property sits back from the lane behind an attractive wall front with flower bed to the corner, electric gates to the side of the property, external lighting and access is gained via a double glazed security door leading to:

WELCOMING ENTRANCE HALL

LED down lights, smoke alarm, cloaks cupboard, feature Karndean flooring with underfloor heating and oak doors leading off to;

UTILITY & GUEST WC

Frosted double glazed window to front, heated towel rail, Feature Karndean flooring and underfloor heating, White wash basin & Wc, Fitted units, housing Worcester

Bosch combi boiler, trip switch consumer unit, Extractor fan, LED down lights and door to the kitchen area.

FRONT RECEPTION ROOM

Double glazed window to front, feature Karndean flooring and underfloor heating. LED down lights, Sound proofed walls.

SPACIOUS OPEN PLAN LIVING ROOM

Feature Karndean flooring with under floor heating, Double glazed full sliding doors to the rear garden, LED down lights, wall mounted Log Burner, ample space for dining table.

FITTED KITCHEN/ BREAKFAST AREA

With an extensive range of modern fitted base wall and drawer units, laminate worktops, breakfast bar, Neff induction hob and extractor over, Twin ovens, one combination, integrated dishwasher, slide out spice rack, recycling bins. One and a quarter sink drainer unit with mixer tap and hot tap. Double glazed door and window to side, space for American style fridge/ freezer, Karndean flooring with underfloor heating.

FIRST FLOOR LANDING

Double glazed Velux window to side, feature vertical radiator, smoke alarm and Oak doors off to;

FEATURE MASTER BEDROOM

A fantastic large master bedroom with a vaulted ceiling







and exposed beams, Double glazed doors with side windows to Juliet balcony, two vertical radiators and doors off to dressing room and ensuite.

LUXURY ENSUITE SHOWER

Double glazed Velux window to side, modern white suite with Wc, his and hers wash basins and drawers beneath, corner double shower cubicle with thermostatic shower and separate hand held spray attachment, extractor fan, heated towel rail, LED down lights and feature tiled walls.

WALKIN DRESSING ROOM

LED down lights, heated towel rail.

BEDROOM TWO

Double glazed window to front, radiator, loft hatch with pull down ladder to access boarded loft space and housing an over sized hot water tank for good water pressure.

BEDROOM THREE

Double glazed window to front and radiator.

LUXURY FAMILY BATHROOM

Double glazed Velux window to side, modern white suite, Wc, wash basin and storage drawer, panelled bath, feature tiled walls, heated towel rail, corner shower cubicle with Mira thermostatic shower.

OUTSIDE

There is secure parking to the side of the property with electric gates to the front driveway, cold water tap, external lighting, gate to the rear garden and access to the garage.

GARAGE/ POTENTIAL ANNEX

Electric roller shutter door, ample light and power points, plumbing for washing machine, Belfast sink, mezzanine floor with ladder and double glazed Velux window, Wet room/ Wc, with toilet, wash basin and electric Mira shower.

REAR GARDEN

Enjoying a westerly facing aspect, part artificial grassed, raised potential pond/ water feature/ planter, cold water tap, Garden shed with split tool shed & potting shed. External lighting.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

66 High Street, Henley-In-Arden, Warwickshire, B95 5BX
Tel: 01564 795757 | henley@peterclarke.co.uk | www.peterclarke.co.uk

