



**melvyn**  
**Danes**  
ESTATE AGENTS

**Stanbrook Road**

**Monkspath**

**Asking Price £620,000**



## Description

Stanbrook Road leads off Frankholmes Drive which forms one of the main connecting roads on the sought after Monkspath Development and leads directly from Monkspath Hall Road along which regular bus services operate to the town centre of Solihull.

Travelling away from Solihull along here one will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. Closer to the property is Widney Manor Railway Station offering local services and Hillfield Park is close by offering a vast area of public open space, duck pond and children's play area.

The accommodation is approached via a tarmac drive way and attractive fore garden and is accessed via a covered porch area and comprises of, entrance hall, large living room with feature fire place and double doors opening onto the second reception room/dining Room. This room is currently set up as a second sitting room and has French doors opening onto the rear garden as well as further access into the open plan kitchen dining room. Off the hallways is the ground floor WC and the main access into the kitchen/dining room. A beautifully fitted kitchen with a range of integrated appliances that has open walkway into the dining area with large window overlooking the garden. Off the dining area is access into the utility room that has space and plumbing for washers as well as a sink with mixer tap and access into the rear side passage. Access into the double garage can be found via a side door or the main up and over door to the front.

To the first floor we have four bedrooms of which the principle is a lovely large room with tastefully fitted wardrobes as well as a walk through dressing area into the fitted en-suite shower room. Offering two further doubles both with fitted storage and a further generous single or small double that is currently used as a home office. The family bathroom is well fitted with bath and shower over and access into the airing cupboard.

To the rear we have a manicured garden mainly laid to lawn with side and rear borders. A large patio area and further seating options with side passage access to both sides.





## Accommodation

### Entrance Hall

### Living Room

16'4" x 11'7" (4.983 x 3.537)

### Second Reception

8'8" x 13'11" (2.667 x 4.259)

### Kitchen/Dining Room

18'6" x 9'6" (5.658 x 2.901)

### Utility

5'2" x 7'7" (1.597 x 2.330)

### Ground Floor WC

4'3" x 5'10" (1.318 x 1.8)

### Double Garage

16'4" x 15'2" (4.986 x 4.624)

### Bedroom One

11'8" x 13'0" (3.576 x 3.975)

### Dressing Area + En-suite

### Bedroom Two

7'10" x 12'0" (2.413 x 3.667)

### Bedroom Three

11'11" x 7'9" (3.636 x 2.369)

### Bedroom Four

6'10" x 8'10" (2.093 x 2.700)

### Family Bathroom

6'2" x 8'9" (1.903 x 2.690)

### Private Rear Gardens

### Off Road Parking





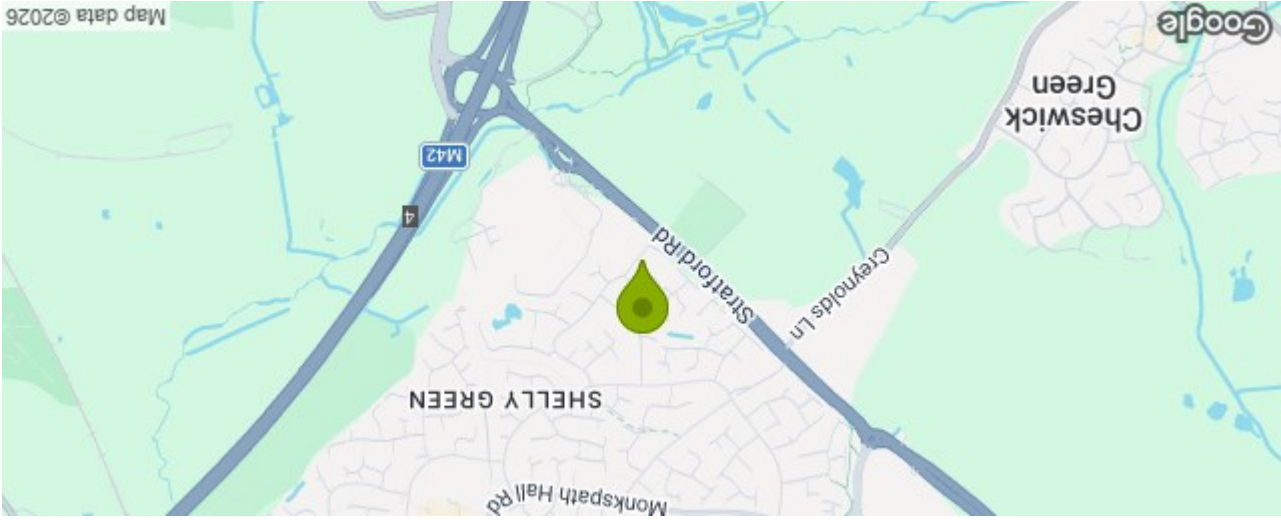
TENURE: We are advised that the property is Freehold

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, 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.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 21/4/2025 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.



80 Stanbrook Road Monkspath Solihull B90 4US  
Council Tax Band: F

| 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                     |         | England & Wales |
| Potential                                   | Current |                 |

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.