

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A wide-angle photograph of a two-story semi-detached house. The house has a grey tiled roof, a white front door, and a light green double garage door. To the left is a white conservatory. The house is set on a large, paved driveway with a brick pattern. A white van is parked on the right side of the driveway. The sky is blue with white clouds.

Friary Avenue
Monkspath
Offers Around £520,000

Description

Monkspath was constructed mainly throughout the 1980's and is ideally positioned close to Solihull town centre and this particular property is located just off Hay Lane, making it an ideal location to enjoy all the amenities of Shelly Farm Centre, with easy access to shops including a supermarket, pharmacy, post office, hairdressers and the popular Farm Gastro Pub & Restaurant. It is also within close proximity of a GP surgery and dental practice. Situated close to Hillfield Park and Solihull Nature Reserve for an afternoon stroll, and near to Widney Manor Golf Club. Within approximately five minute drive away you will find the excellent shopping facilities in Solihull town centre, including Touchwood Shopping Centre.

Monkspath is well served by regular bus services to Solihull in one direction and Shirley in the other, and is one mile from Widney Manor railway station. Junction 4 of the M42 is a five minute car journey away and Birmingham International Airport and the NEC can be found off junction 6.

The property is within the catchment areas and a five minute walk of Monkspath Primary School, and within a five minute drive from Alderbrook School for secondary education. Both schools are rated Good by Ofsted.

An ideal location therefore for this modern detached property which offers potential for extension (subject to planning permissions).

Sitting back from the road behind a large deep block set driveway with side lawn leading to a front door opening into the hallway which allows access into the ground floor WC, kitchen and living room. The kitchen is well fitted with a range of integrated appliances and a door into the side passage. The living room is generous in size and benefits from a feature fire place and sliding doors into the conservatory and an open arch into the dining room. The conservatory is a particularly good size with French doors onto the rear patio and allows access into the utility room that also leads into the double garage with up and over doors.

To the first floor we have three good sized bedrooms that was formally four bedrooms and could easily be reinstated. Off the principle bedroom is the en-suite as well as good range of fitted storage options. Off the landing is the family bathroom and loft access.

To the rear we have good sized private gardens mainly laid to lawn with with mature borders and various patio and sating options. Whilst to the front we have a sweeping drive way with parking for numerous vehicles and with side garden laid to lawn.



Accommodation

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

16'9 x 10'11 (5.11m x 3.33m)

DINING ROOM

10'11 x 8'6 (3.33m x 2.59m)

CONSERVATORY

20'4 x 9'4 max (6.20m x 2.84m max)

KITCHEN

10'11 x 8'1 (3.33m x 2.46m)

UTILITY

MASTER BEDROOM

12'2 x 10'2 (3.71m x 3.10m)

EN SUITE

BEDROOM 2

15'4 x 10'10 max (4.67m x 3.30m max)

BEDROOM 3

8'4 x 8'2 (2.54m x 2.49m)

FAMILY BATHROOM

DOUBLE GARAGE

17'2 x 16'0 (5.23m x 4.88m)

REAR GARDEN

Having paved patio area, flower and shrub borders, shaped lawn, fencing to boundaries and gated side access



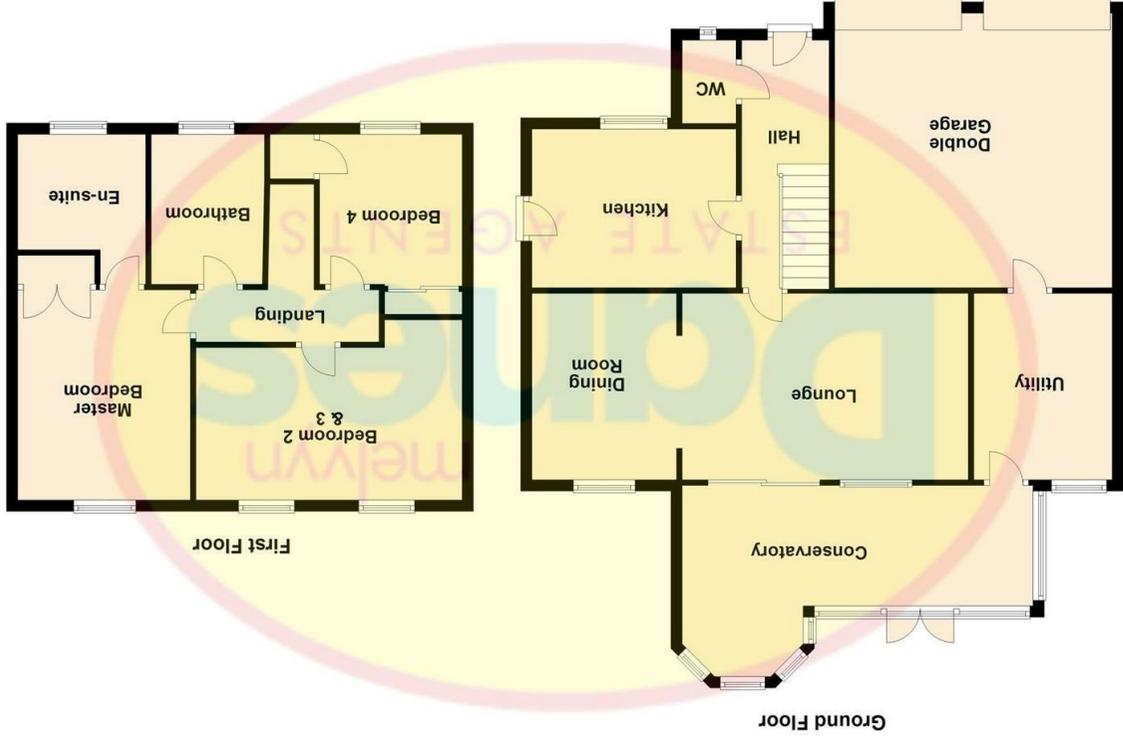
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: E

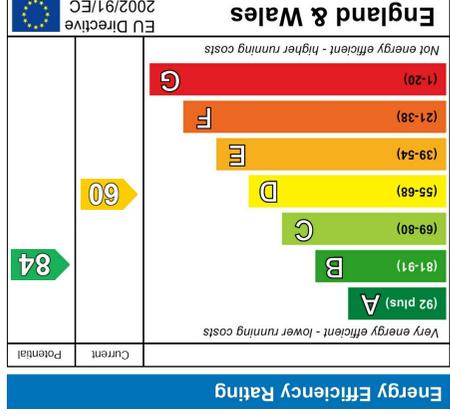
VIEWING: By appointment only with the office on the number below.

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



14 Friary Avenue Monkspath Solihull B90 4SZ
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.