



melvyn
Danes
ESTATE AGENTS

Elkington Croft

Monkspath

Offers In The Region Of £340,000

Description

Elkington Croft is a quiet cul-de-sac situated off Kerswell Drive in the sought after area of Monkspath. Leading onto Monkspath Hall Road from Frankholmes Drive, this takes you into the town centre of Solihull or out towards the A34 Stratford Road, which leads into Birmingham via Shirley high street or to the motorway. Solihull town centre has a thriving business community with its own mainline London to Birmingham train station. Closer to the property is Widney Manor train station offering local services. There is also a regular bus service from the Monkspath Estate.

Conveniently situated close to the M42 Junction 4, which leads to the M1, M6 and M40. Also close to Junction 6 on the M42, where you have access to the National Exhibition Centre, Resorts World, Birmingham Airport and Birmingham International train station making travel by road, rail or air easy. Plus, plenty of access close by to local parks and open spaces, excellent local schools, an array of shops and local amenities.

The property is set back from the road behind a path leading to the front door. This well maintained accommodation comprises of an entrance porchway into a large living room with access to the stairs and a door to the kitchen. The kitchen/diner has a smart modern fitted kitchen with a range of integrated appliances, with plenty of room for a dining table and access into the rear garden. To the first floor we have two good sized double bedrooms, one with a fitted wardrobe. Also, a smaller bedroom with a storage cupboard over the stairs, a family bathroom with a shower over the bath and loft access to a half-boarded loft. With double glazing throughout the property and gas central heating. To the rear we have a private landscaped south facing garden with patio, decking area, shed and access to the single garage. With off street parking for two cars and positioned in a popular quiet area, the property would suit families or professionals. Viewing highly recommended.



Accommodation

Entrance Porch

Living Room

13'10" x 11'10" (4.23 x 3.63)

Kitchen Dining Room

8'11" x 11'10" (2.74 x 3.63)

Bedroom One

10'9" x 11'10" (3.28 x 3.63)

Bedroom Two

10'11" x 7'8" (3.35 x 2.36)

Bedroom Three

8'11" x 8'10" (2.74 x 2.71)

Bathroom

6'8" x 6'3" (2.04 x 1.93)

Single Garage

15'1" x 7'8" (4.61 x 2.36)

Off Road Parking

Private Rear Gardens



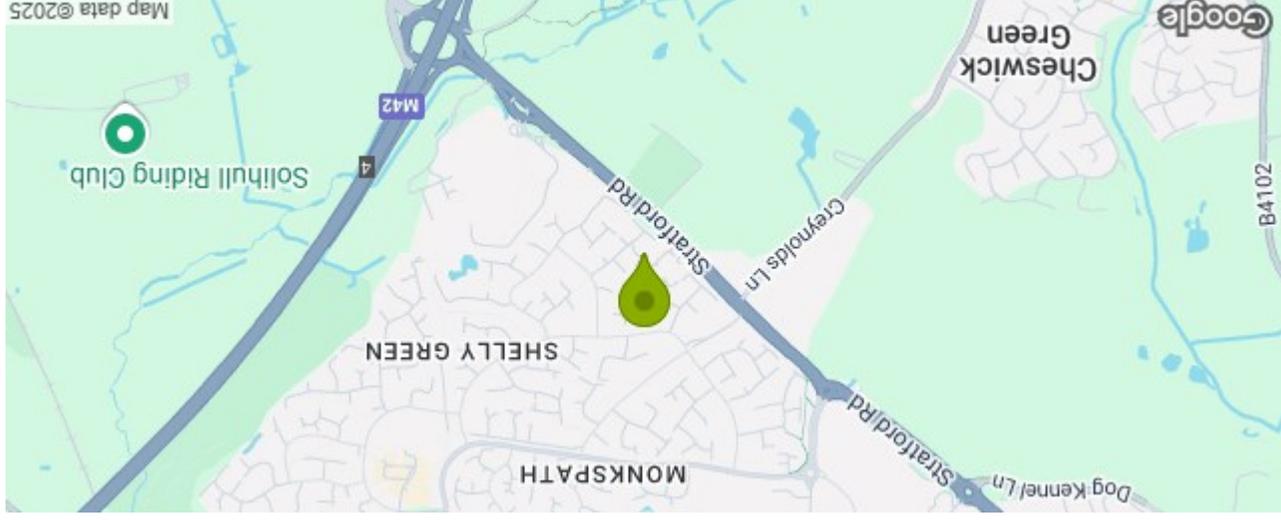
TENURE: We are advised that the property is freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.



Energy Efficiency Rating	
Potential	85
Current	68
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

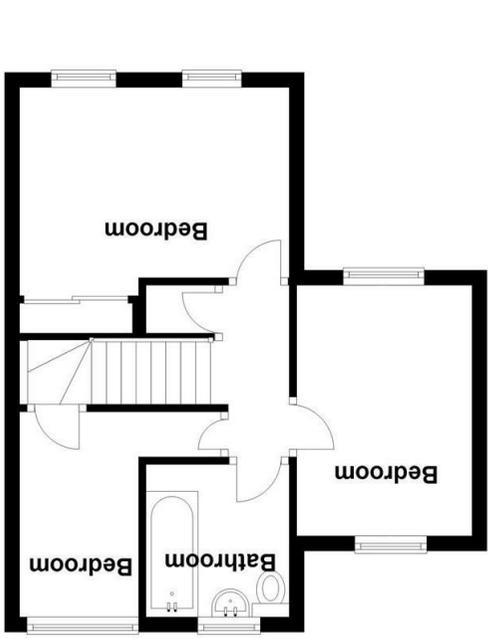
5 Elkington Croft Monkspath Solihull B90 4PB
Council Tax Band: D

Total area: approx. 72.5 sq. metres (780.1 sq. feet)

Ground Floor



First Floor



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.