



Danes melvyn
ESTATE AGENTS

**Dunley Croft
Monkspath
Offers Around £315,000**

Description

Dunley Croft is situated off Rainsbrook Drive which is located on the fringe of the popular Monkspath Development and this renovated property offers well proportioned accommodation suiting the modern family.

In nearby Shelly Crescent one will find local shops together with public house and restaurants, doctors and dental surgeries and Monkspath Junior and Infant School. Shelly Crescent joins Monkspath Hall Road along which regular bus services operate to the town centre of Solihull or in the opposite direction to the A34 Stratford Road in Shirley. The A34 gives access to the city centre of Birmingham via Shirley or in the opposite direction 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 boasts its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College. Close to the property is Widney Manor Railway Station offering local services.

An ideal location therefore for this modern semi detached house built originally by Westbury Homes in the early 1980's and has been extended to the rear to provide a dining area. The property is in need of some updating and offers an opportunity for a new purchaser to really put their own stamp on the property. The house benefits from a guest cloaks WC, driveway, garage and a nice sized rear garden and is being sold with no upward chain.



Accommodation

FRONT DRIVEWAY PARKING

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE AREA

16'6" x 12'0" (5.03m x 3.66m)

DINING AREA

9'8" x 7'5" (2.95m x 2.26m)

KITCHEN

10'2" max x 8'2" max (3.10m max x 2.49m max)

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 9'8" (3.76m x 2.95m)

BEDROOM TWO

9'0" x 8'6" (2.74m x 2.59m)

BEDROOM THREE

9'5" x 6'6" (2.87m x 1.98m)

BATHROOM

SINGLE INTEGRAL GARAGE

REAR GARDEN



TENURE: We are advised that the property is Freehold

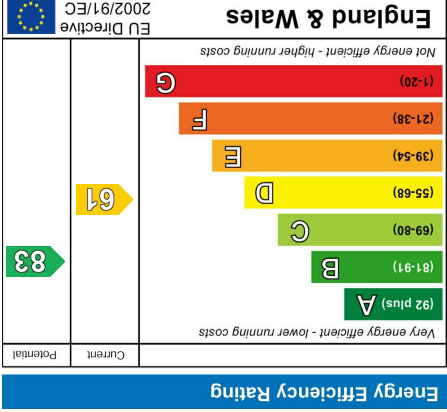
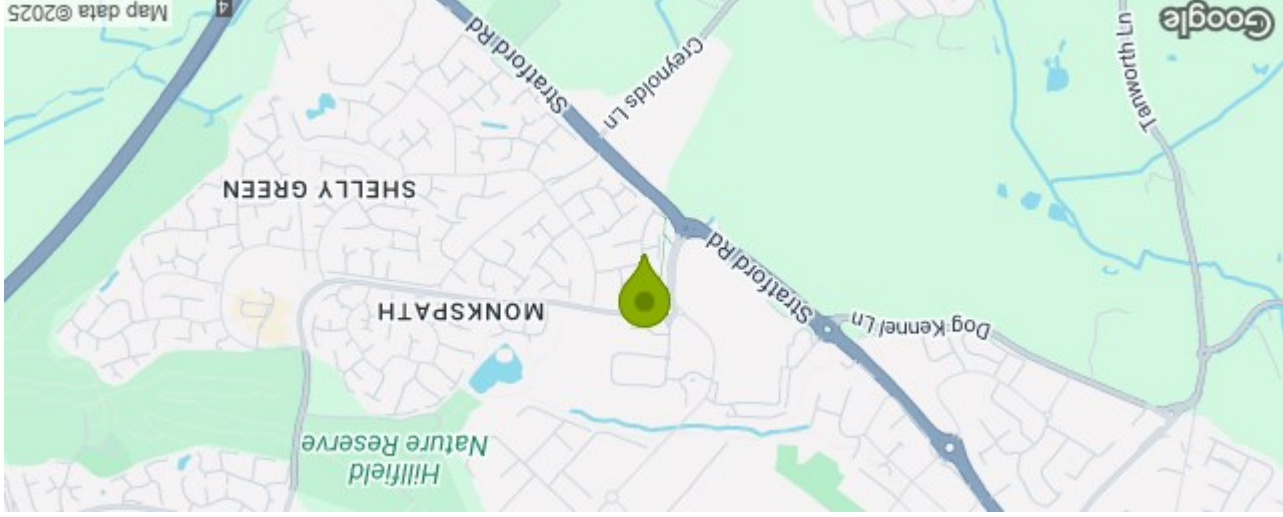
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

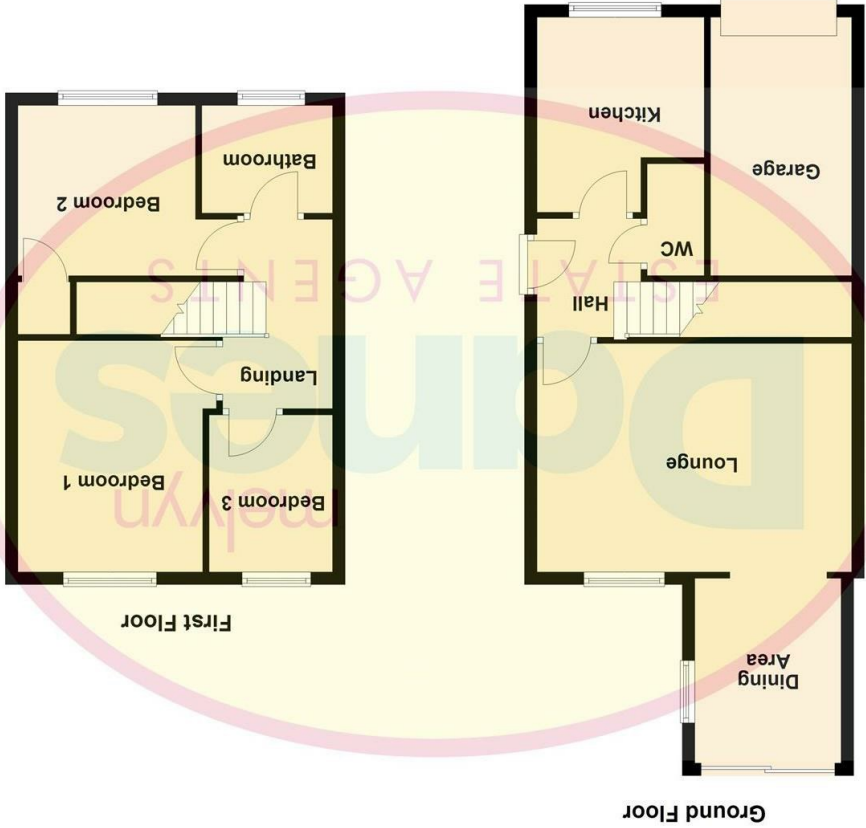
VIEWING: By appointment only with the office on the number below.

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.



2 Dunley Croft Monkspath Solihull B90 4UA
Council Tax Band: D



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.