



**melvyn
Danes**
ESTATE AGENTS

**Crimscote Close
Monkspath
Offers Around £295,000**

Description

Crimscote Close leads indirectly off Thornton Road which in turn joins Monkspath Hall Road, one of the main arterial roads providing bus services into the town centre of Solihull.

Travelling away from Solihull along here you 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.

This extended semi detached bungalow is situated at the end of the cul-de-sac and is set back from the road behind a driveway and deep foregarden with pathway leading to a front door which opens to the



PORCH ENTRANCE

Having ceiling light point and doors opening to the utility room and reception hallway

RECEPTION HALLWAY

Having ceiling light point, loft hatch access and doors off to the lounge diner, two bedrooms, shower room and airing cupboard

LOUNGE DINER

14'5" max x 11'3" max (9'5" min) (4.39m max x 3.43m max (2.87m min))



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door opening to the

KITCHEN

9'9" x 7'2" (2.97m x 2.18m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven, gas hob, space and plumbing for dishwasher and further appliance space



TENURE: We are advised that the property is Freehold

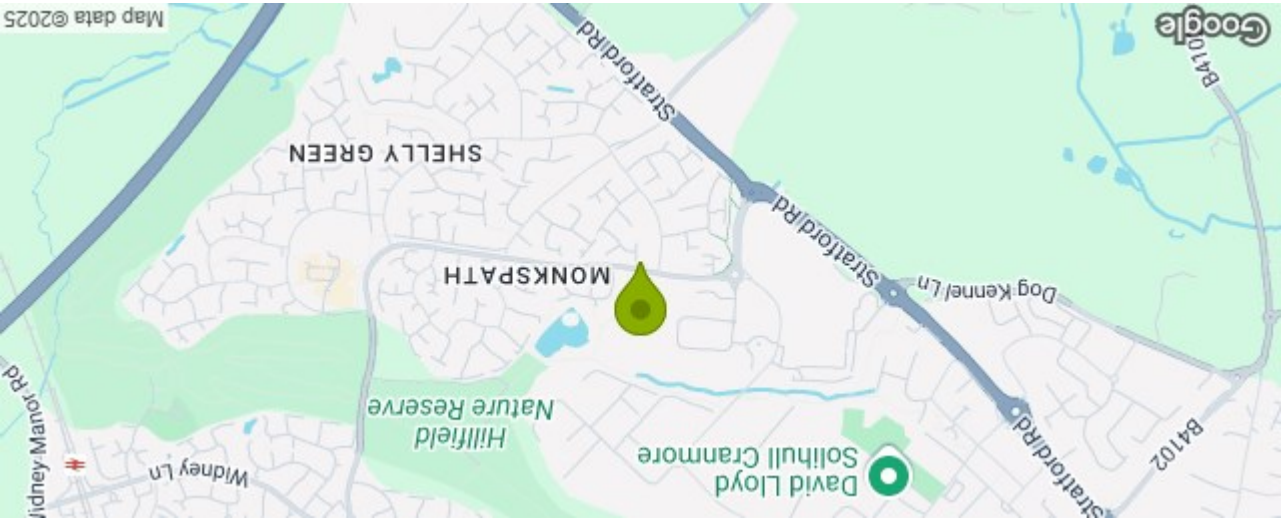
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. 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 dependant on the provider/data taken from checker.ofcom.org.uk on 24/01/2025). 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.



46 Crimscote Close Monkspath Solihull B90 4TT

Council Tax Band: C

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		
Current		Potential
87		64
EU Directive 2002/91/EC		
England & Wales		

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.