



Sherdmore Croft, Monkspath

Guide Price £555,000

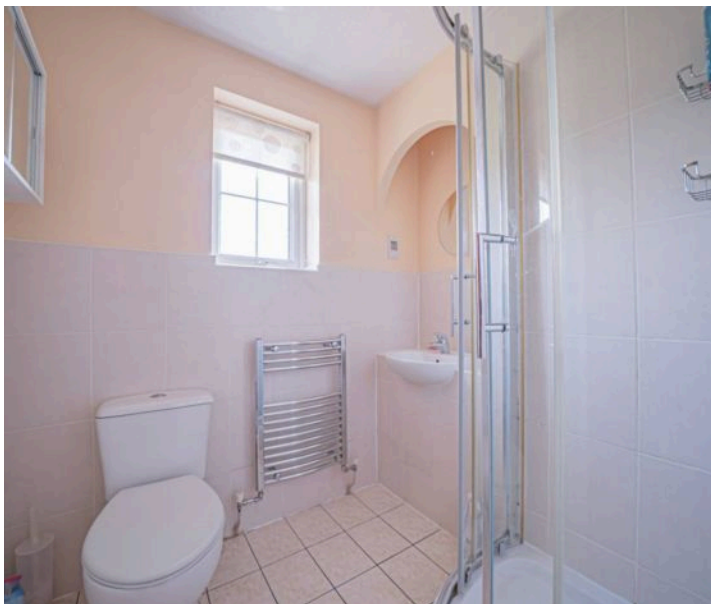




PROPERTY OVERVIEW

Situated on a tranquil road in Monkspath, this impressive four-bedroom detached property offers a rare opportunity with NO UPWARD CHAIN. Boasting ample space and potential for extension (subject to planning permission), this residence is ideal for families seeking a peaceful and convenient living environment.

Upon entering, you are welcomed into a bright hallway with a guest cloakroom. The ground floor features two generously sized reception rooms – a dual aspect living room and a dining room with a view of the rear garden, seamlessly connected to a fitted kitchen. The living room also benefits from a double glazed French door leading out to the rear garden, enhancing the connection between indoor and outdoor spaces. Gas central heating is installed throughout the property, ensuring comfort all year round.



Upstairs, you will find four bedrooms, including a principal bedroom which boasts an en-suite shower room. The landing includes an airing cupboard and provides access to the family bathroom. Three of the bedrooms benefit from built-in storage, including two with fitted wardrobes and one with a fitted cupboard, offering excellent space-saving solutions.

The property also benefits from a well-maintained rear garden with a large patio area and an expansive driveway leading to a double garage.



PROPERTY LOCATION

Monkspath is an established and highly sought-after residential area in Solihull, offering a strong sense of community and a wealth of local amenities. At its heart, you'll find a convenience store/post office, a small supermarket, pharmacy, hairdressers, and a welcoming pub/restaurant. The area is well served by a doctor's surgery and dentist, and is particularly popular with families thanks to the excellent local schooling. Monkspath Primary School is just a short walk away, and the property also falls within the catchment area for the highly regarded Alderbrook School – both of which contribute to the area's appeal for those with children.

Solihull town centre is just a short drive away and offers a wide range of shopping and leisure facilities, including Touchwood Shopping Centre, which features a variety of well-known retailers, independent shops, restaurants, and cafes.

Residents also enjoy access to a large recreational park, perfect for outdoor activities and family time. Transport links are another key strength, with the M42 and M40 motorways close by, along with reliable bus and train services offering convenient routes into Shirley, Solihull town centre, and Birmingham city centre.

Council Tax band: E

Tenure: Freehold





- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Two Spacious Reception Rooms
- Fitted Kitchen
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden
- Large Driveway & Double Garage
- Short Distance From All Local Amenities & Schools



ENTRANCE HALLWAY

WC

LIVING ROOM

14' 9" x 11' 10" (4.50m x 3.60m)

DINING ROOM

11' 2" x 8' 1" (3.40m x 2.47m)

KITCHEN

11' 0" x 8' 1" (3.36m x 2.46m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 9' 10" (4.50m x 3.00m)

ENSUITE

6' 6" x 5' 5" (1.99m x 1.64m)

BEDROOM TWO

13' 0" x 8' 9" (3.95m x 2.67m)

BEDROOM THREE

10' 7" x 9' 7" (3.23m x 2.93m)

BEDROOM FOUR

8' 9" x 8' 8" (2.67m x 2.65m)

BATHROOM

7' 10" x 6' 7" (2.40m x 2.00m)

TOTAL SQUARE FOOTAGE

118.9 sq.m (1280 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 11" x 16' 5" (5.15m x 5.00m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

Gas cooker, extractor, new dishwasher, fridge, washing machine, all carpets, some curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and gas. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

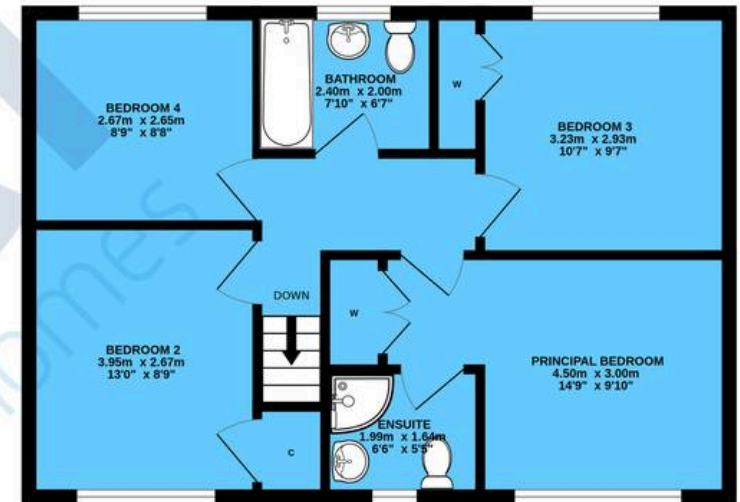
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 118.9 sq.m. (1280 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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