



Deanbrook Close, Monkspath

Offers Over £470,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is situated in a quiet and highly sought after cul-de-sac, offering both peace and convenience with easy access to local amenities and well-regarded schools. Thoughtfully and tastefully extended, the property is ideal for a range of buyers seeking a turn-key ready home.

Upon entering, you are welcomed by an inviting hallway with a practical guest cloakroom, leading into a spacious living room that is flooded with natural light. The living space flows seamlessly into a stunning extended kitchen / dining / family room, which is the heart of the home, featuring fully integrated appliances, a large central island, stylish skylights, and elegant bifold doors that enhance the airy atmosphere. A well-appointed utility room provides ample storage and leads directly to the single garage, offering further convenience and flexibility.



Upstairs, there are two generously sized double bedrooms and a versatile single bedroom that is currently used as a home office, catering to modern lifestyles and remote working needs. All bedrooms are served by a sleek and modern family bathroom, designed with both comfort and style in mind.

The property benefits from a driveway that allows parking for multiple vehicles, ensuring practicality for families and visitors alike.



The home is ideally positioned within the catchment areas of several highly regarded schools, including Monkspath Junior and Infant School and Alderbrook School, making it an excellent choice for families.

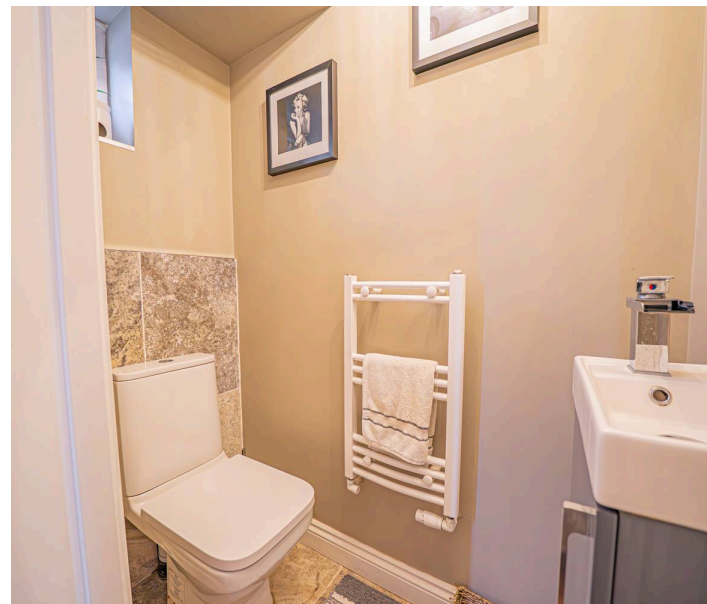
Throughout the home, thoughtful design choices and quality finishes create a welcoming and contemporary environment, with an abundance of natural light enhancing every room. This property represents a rare opportunity to acquire a meticulously maintained and extended home in a desirable location, perfectly blending comfort, style, and functionality.

PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a Doctor's surgery, dentist and Monkspath Primary School for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: D

Tenure: Freehold





- Extended Three Bedroom Semi-Detached Home In Turnkey Condition
- Sought After Cul-De-Sac Location Close To Amenities & Schools
- Bright Open-Plan Kitchen / Dining / Family Room With Island & Bifold Doors
- Stylish Skylights & Abundant Natural Light Throughout
- Spacious Living Room Plus Guest Cloakroom
- Two Double Bedrooms & Flexible Third Bedroom / Home Office
- Modern Family Bathroom With Quality Finishes Throughout
- Driveway Parking For Multiple Vehicles & Integral Garage
- Alderbrook School Catchment Area



ENTRANCE HALLWAY

WC

LIVING ROOM

15' 3" x 13' 7" (4.66m x 4.14m)

KITCHEN / DINING / FAMILY ROOM

19' 1" x 15' 5" (5.81m x 4.69m)

UTILITY ROOM

7' 1" x 5' 9" (2.15m x 1.74m)

INTEGRAL GARAGE

13' 9" x 7' 6" (4.18m x 2.29m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 5" x 7' 8" (3.78m x 2.33m)

BEDROOM TWO

10' 11" x 7' 11" (3.33m x 2.42m)

BEDROOM THREE

7' 4" x 7' 4" (2.24m x 2.24m)

BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m)

TOTAL SQUARE FOOTAGE

100.0 sq.m (1072 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, carpets, some blinds, all light fittings, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded.

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.



Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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