



Tilesford Close, Shirley

Guide Price £475,000





PROPERTY OVERVIEW

This stunning three bedroom semi-detached home is set on a quiet cul-de-sac, ideally positioned close to local amenities and reputable schools. Significantly extended and thoughtfully remodelled by the current owners, the property offers a beautifully presented and versatile living space that is perfect for modern family life.

Upon entering, you are welcomed by an inviting entrance hallway with a convenient guest cloakroom. From here, you step into a spacious living room, which provides a warm and comfortable setting for relaxation and entertaining. The living room seamlessly flows into the heart of the home, where you will find a breathtaking kitchen and dining area.

This impressive space is flooded with natural light, thanks to the addition of a stylish extension featuring skylights and bi-fold doors. The kitchen itself is finished to a high standard, boasting a range of fully integrated appliances, elegant quartz worktops and a large central island, making it ideal for both everyday living and hosting guests. Viewing is highly recommended to truly appreciate the quality and atmosphere of this exceptional space.

Upstairs, the property offers two generously sized double bedrooms and a versatile single bedroom, all of which are served by a sleek and contemporary family bathroom. The bedrooms provide ample space for family members or guests, and the single room could easily be adapted for use as a home office or nursery, depending on your needs.





Outside, the property enjoys a beautifully landscaped private rear garden with ample patio seating areas. Additional benefits include a driveway leading to a single garage, providing valuable off-road parking and storage options. To the rear of the garage, a useful utility area offers space and connections for both a washing machine and tumble dryer, adding further practicality to this well-designed home.

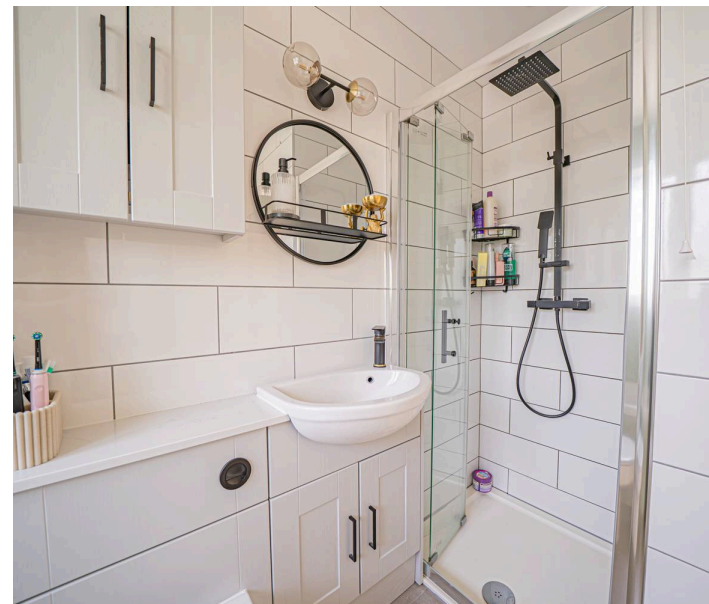
This home is a true gem, offering a rare opportunity to acquire a meticulously maintained and stylish property in a sought-after location. It is ideal for a range of buyers, including families, professionals and those looking to upsize or downsize without compromise. Early viewing is essential to avoid disappointment and to fully appreciate all that this remarkable home has to offer.

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





- Stunning Three Bedroom Semi-Detached Family Home
- Set On A Quiet Cul-De-Sac Close To Reputable Schools
- Significantly Extended & Thoughtfully Remodelled
- Viewing Essential To Appreciate This Beautiful Home
- Abundance Of Natural Light Throughout
- Open Plan Kitchen / Dining Area Flooded With Light & Boasting Quartz Kitchen Worktops
- High Quality Finish Throughout
- Beautifully Landscaped Rear Garden
- Driveway Leading To Single Garage, Providing Space & Connections For A Washing Machine & Tumble Dryer
- Suitable For A Range Of Buyers



ENTRANCE HALLWAY

WC

LIVING ROOM

14' 8" x 14' 4" (4.47m x 4.38m)

KITCHEN

14' 7" x 11' 10" (4.45m x 3.60m)

DINING AREA

13' 5" x 11' 11" (4.09m x 3.62m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 4" x 8' 4" (4.06m x 2.54m)

BEDROOM TWO

11' 5" x 8' 4" (3.47m x 2.53m)

BEDROOM THREE

10' 0" x 6' 1" (3.05m x 1.85m)

BATHROOM

8' 11" x 6' 0" (2.73m x 1.84m)

TOTAL SQUARE FOOTAGE

109.7 sq.m (1181 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

18' 10" x 11' 9" (5.73m x 3.57m)

DRIVEWAY PARKING

LANDSCAPED GARDEN

PATIO SEATING AREAS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and electric garage door.

ADDITIONAL INFORMATION

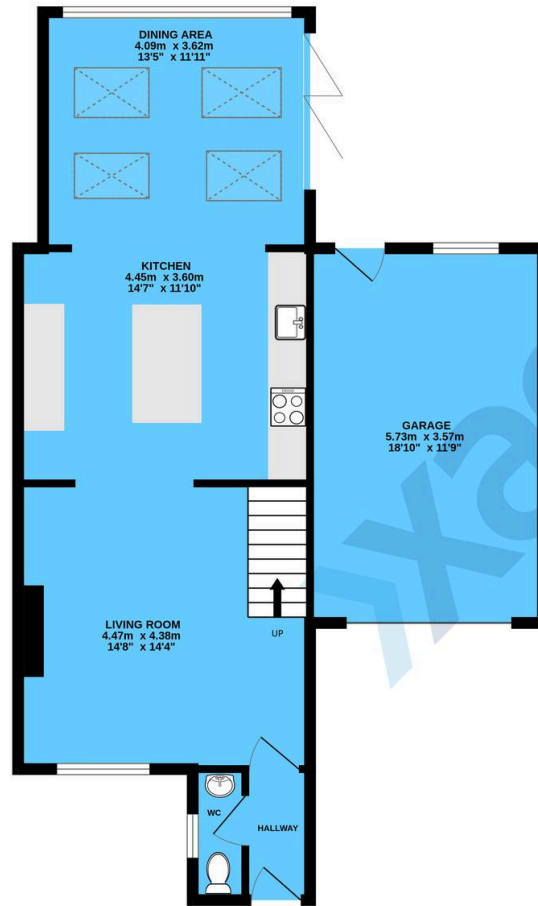
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

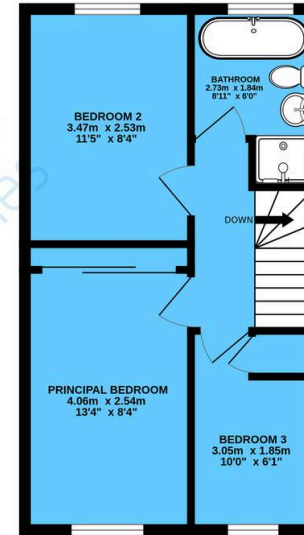
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 109.7 sq.m (1181 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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