



# Monkspath Close, Shirley

Guide Price £475,000





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached family home is ideally situated on a quiet cul-de-sac, offering a peaceful setting while remaining close to local amenities and sought-after schools. The property has been thoughtfully extended and remodelled, creating a contemporary living space that is perfect for modern family life.

Upon entering, you are welcomed by a spacious entrance hallway with a guest cloakroom. To the front of the property is a comfortable living room, while the heart of the home is the impressive open plan kitchen, dining, and family room. This stunning space is flooded with natural light, featuring a stylish kitchen with fully integrated appliances and a large central island, ideal for family gatherings or entertaining. The family seating area benefits from a skylight, creating a bright and airy atmosphere, while the dining area boasts bi-fold doors that open directly onto the rear patio.

Upstairs, there are three generously sized bedrooms, all beautifully decorated, along with a large family bathroom finished to a high standard.

The property enjoys an attractive south facing rear garden, providing a private outdoor retreat for the whole family. The garden features a well-maintained lawn, perfect for children to play or for relaxing on summer days, and a patio seating area that is ideal for al fresco dining or entertaining guests.





To the front, the property benefits from a driveway offering off-street parking. The quiet cul-de-sac location ensures minimal traffic, making this an ideal choice for families seeking both convenience and tranquillity.

With its spacious, light-filled interiors and excellent outside space, this property offers a wonderful opportunity to enjoy modern family living in a desirable residential area. Early viewing is highly recommended.

#### PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented Three Bedroom Semi-Detached Home
- Thoughtfully Extended & Remodelled
- Abundance Of Natural Light Throughout
- Set On A Quiet Cul-De-Sac Close To Local Amenities
- Stunning Open Plan Kitchen / Dining / Family Room
- Three Generously Sized Bedrooms
- Private South Facing Rear Garden
- Driveway Providing Off Road Parking





**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

13' 2" x 10' 4" (4.02m x 3.15m)

**KITCHEN / DINING / FAMILY ROOM**

28' 7" x 21' 7" (8.72m x 6.57m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 7" x 11' 1" (4.76m x 3.39m)

**BEDROOM TWO**

13' 4" x 8' 9" (4.07m x 2.67m)

**BEDROOM THREE**

11' 11" x 8' 5" (3.62m x 2.56m)

**BATHROOM**

7' 4" x 6' 10" (2.24m x 2.09m)

**TOTAL SQUARE FOOTAGE**

113.0 sq.m (1212 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**SOUTH FACING GARDEN**

**PATIO SEATING AREA**



#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

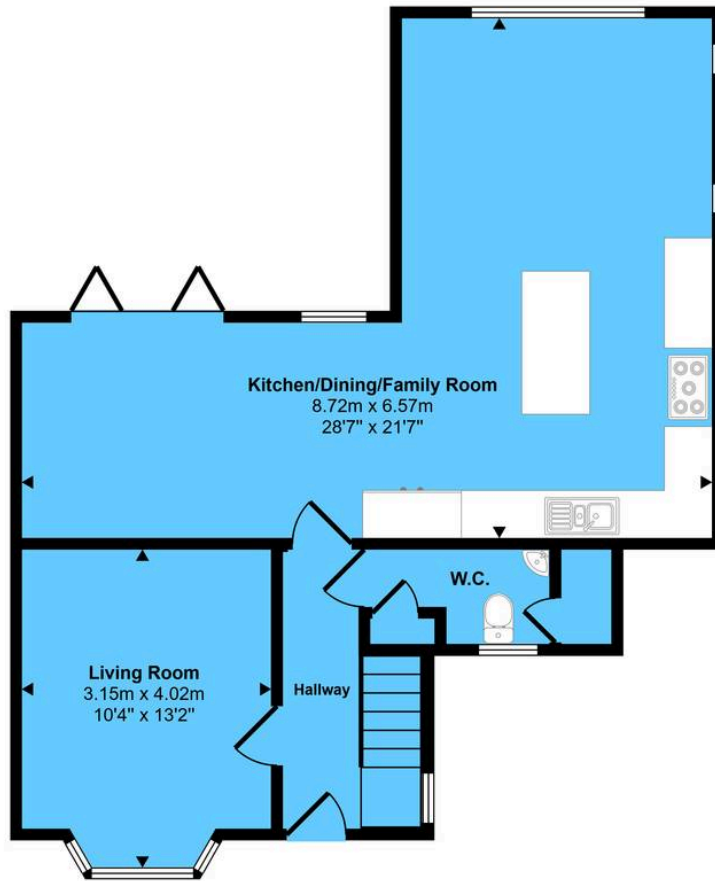
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

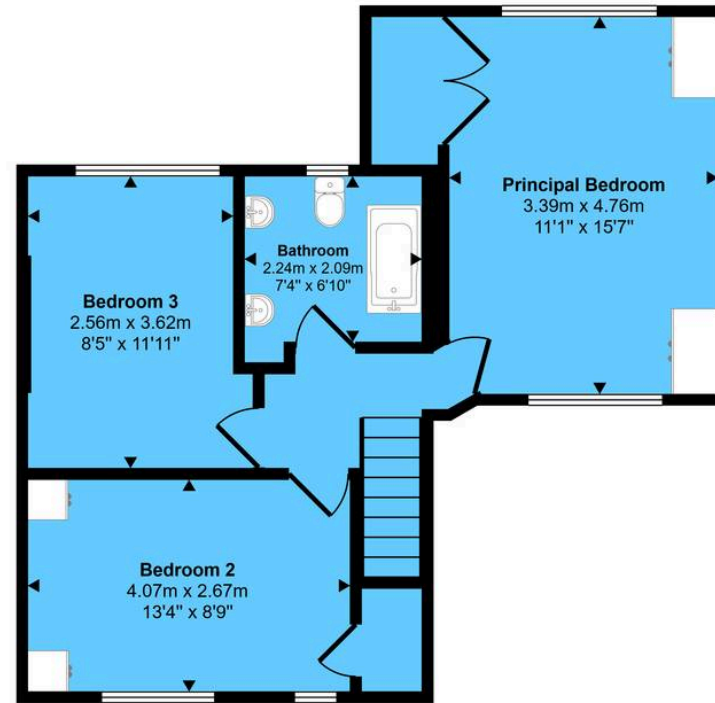
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
113 sq m / 1212 sq ft



Ground Floor  
Approx 61 sq m / 660 sq ft



First Floor  
Approx 51 sq m / 552 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.

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

