



Monastery Drive, Solihull

Guide Price £535,000





PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive three bedroom detached bungalow situated in a most popular residential road. This bungalow has been immaculately maintained and decorated throughout and benefits from gas central heating, double glazing and has the added attraction of a South facing garden. The accommodation in more detail comprises of: enclosed porch, impressive entrance hall, attractive living room, luxury fitted kitchen, conservatory, laundry/utility, downstairs wc, three double bedrooms, modern refitted bathroom, garage and private landscaped South facing garden.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Detached Three Bedroom Bungalow
- Immaculately Maintained And Decorated
- Early Viewing Essential
- Living Room
- Luxury Fitted Kitchen
- South Facing Garden

ENCLOSED PORCH

IMPRESSIVE ENTRANCE HALL

15' 11" x 9' 11" (4.85m x 3.03m)

LIVING ROOM

15' 11" x 14' 6" (4.84m x 4.43m)

LUXURY FITTED KITCHEN

13' 3" x 9' 10" (4.03m x 3.00m)

CONSERVATORY

11' 7" x 8' 0" (3.53m x 2.44m)

LAUNDRY/UTILITY ROOM

9' 4" x 7' 7" (2.84m x 2.31m)

SEPARATE WC

6' 11" x 3' 0" (2.10m x 0.92m)

BEDROOM ONE

15' 7" x 11' 11" (4.75m x 3.63m)

BEDROOM TWO

12' 5" x 10' 7" (3.79m x 3.23m)



**BEDROOM THREE**

11' 11" x 8' 4" (3.62m x 2.54m)

MODERN REFITTED BATHROOM

9' 6" x 6' 0" (2.89m x 1.84m)

OUTSIDE THE PROPERTY**GARAGE**

17' 1" x 8' 5" (5.21m x 2.57m)

TOTAL SQUARE FOOTAGE

125.6 sq.m (1352 sq.ft) approx.

SOUTH FACING REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, all carpets, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises - Cuckoo full fibre). Loft Space: partly boarded with ladder and lighting.



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.

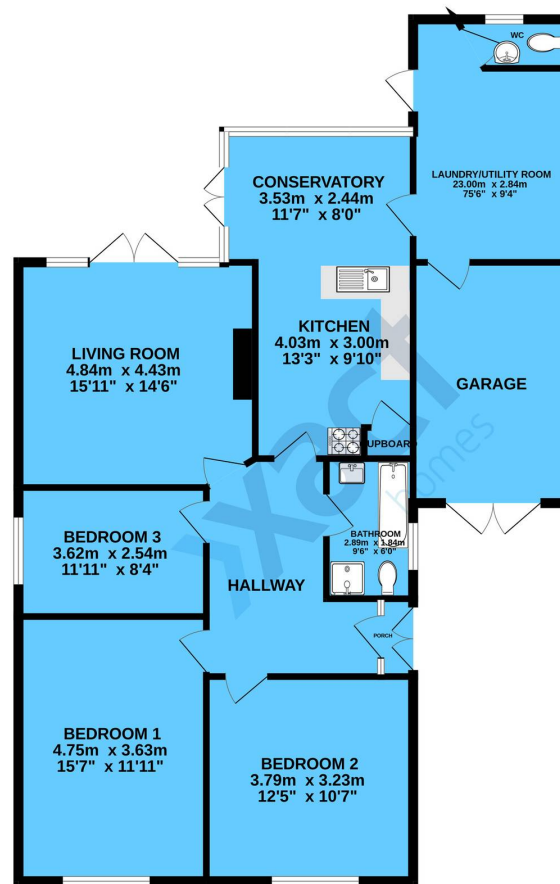
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA : 125.6 sq.m. (1352 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.
Made with Metropix ©2023

Xact Homes

6 The Square, Solihull – B91 3RB

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

xact
HOMES

