



Frankholmes Drive, Shirley

Guide Price £650,000





PROPERTY OVERVIEW

Situated on the popular Monkspath estate, a fantastic opportunity to purchase this impressive six bedroom extended detached which must be viewed internally to be appreciated. This property offers spacious family accommodation and benefits from gas central heating, double glazing and has the added of two ensuite bathrooms and three reception rooms. The accommodation in more detail comprises of: entrance hall, guest cloakroom, living room, dining room, fitted kitchen, utility room, family room, six bedrooms, two ensuites, family bathroom, garage and front and rear garden.





PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, 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: F

Tenure: Freehold

- Six Bedroom Extended Detached
- Poplar Monkspath Estate
- Spacious Family Accommodation
- Family Room
- Breakfast/Kitchen
- Two Ensuites
- Family Bathroom
- Double Garage

**ENTRANCE HALL**

8' 2" x 6' 7" (2.49m x 2.00m)

GUEST WC

5' 1" x 4' 5" (1.56m x 1.34m)

LIVING ROOM

16' 10" x 11' 9" (5.13m x 3.58m)

DINING ROOM

11' 9" x 10' 1" (3.58m x 3.07m)

KITCHEN

13' 7" x 12' 3" (4.14m x 3.73m)

UTILITY

5' 11" x 5' 3" (1.80m x 1.60m)

FAMILY ROOM

9' 6" x 9' 0" (2.90m x 2.74m)





FIRST FLOOR

BEDROOM ONE

15' 5" x 11' 9" (4.70m x 3.57m)

ENSUITE

6' 9" x 4' 11" (2.05m x 1.50m)

BEDROOM TWO

15' 4" x 14' 6" (4.68m x 4.43m)

ENSUITE

5' 6" x 5' 3" (1.68m x 1.59m)

BEDROOM THREE

12' 2" x 10' 4" (3.72m x 3.14m)

BEDROOM FOUR

11' 6" x 8' 2" (3.50m x 2.50m)

BEDROOM FIVE

8' 4" x 6' 9" (2.54m x 2.06m)

BEDROOM SIX

8' 4" x 6' 4" (2.53m x 1.93m)

BATHROOM

12' 2" x 9' 1" (3.70m x 2.78m)



OUTSIDE THE PROPERTY

GARAGE

16' 4" x 15' 3" (4.98m x 4.65m)

TOTAL SQUARE FOOTAGE

208.6 sq. m (2246 sq ft) approx.

GARDEN

ITEMS INCLUDED IN THE SALE

Logik integrated oven, Logik integrated hob, Logik extractor, all carpets, garden shed and electric garage door

ADDITIONAL INFORMATION

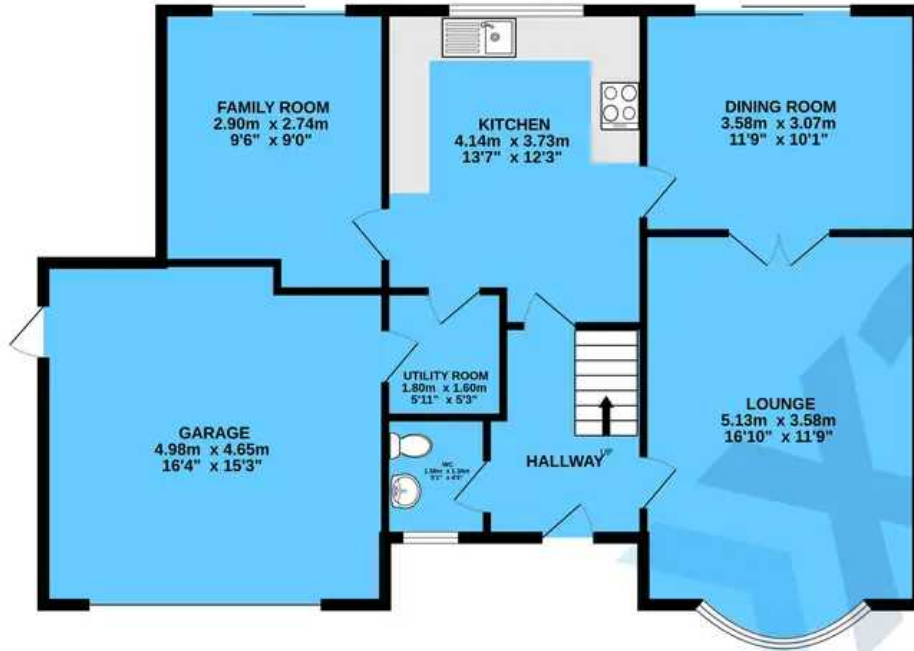
Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Loft Space: with lighting

MONEY LAUNDERING REGULATIONS

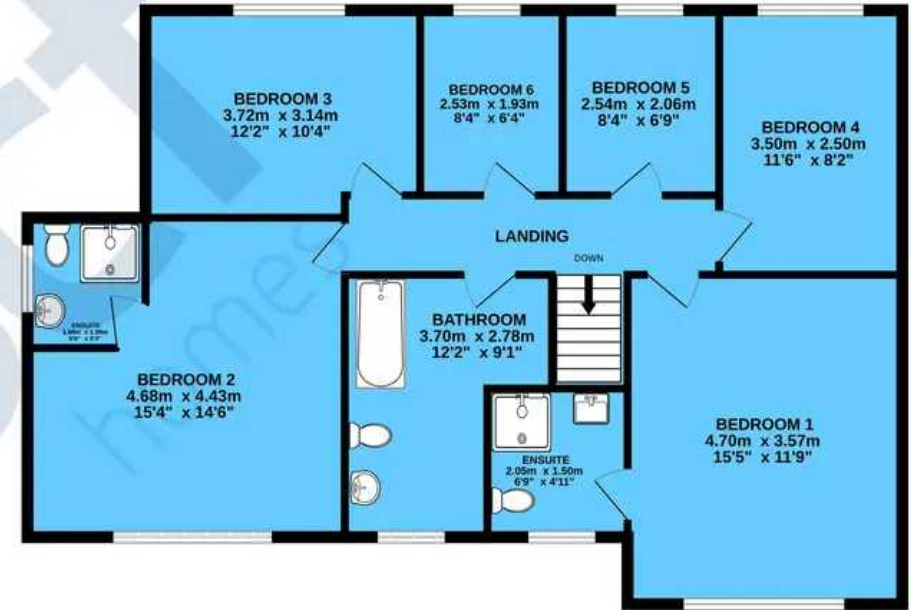
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
106.8 sq.m. (1149 sq.ft.) approx.



1ST FLOOR
101.9 sq.m. (1096 sq.ft.) approx.



TOTAL FLOOR AREA : 208.6 sq.m. (2246 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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