

# Horton & Storey



Horton Grove, Monkspath, Solihull,

£440,000

# Property Features

---

- Great School Catchment Areas
- Fitted Kitchen
- Family Room
- Dressing Room/Shower Room
- Must View To Appreciate
- Private Rear Garden

## Full Description

---

**LOCAL AREA** The property is close to all local amenities that Monkspath has to offer such as, bus stops, shops, including a large Tesco Superstore, the M42 and Shirley Retail Park. It is set in a very convenient location for commuting and getting around Solihull.

**APPROACH** Via the drive leading to the porch.

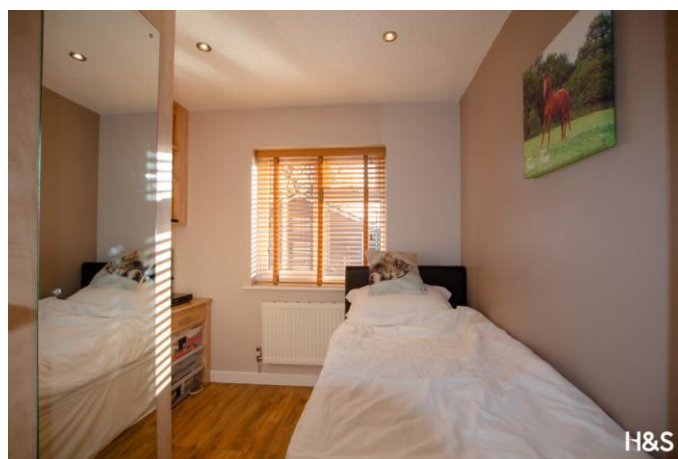
### GROUND FLOOR

**ENTRANCE HALL** A welcoming entrance hall with stairs leading to the first floor landing, doors to the ground floor rooms, tiled floor and a central heating radiator.

**LOUNGE** 11' 1" x 14' 5" (3.4m x 4.4m) A generous lounge with a double glazed window to the front elevation, recently having new panes, a gas fire with feature fireplace benefiting from an open chimney behind and a central heating radiator.

**KITCHEN/BREAKFAST ROOM** 8' 10" x 19' 0" (2.7m max x 5.8m max) A fitted kitchen/breakfast room comprising of a range of wall and floor base units, roll top work surfaces incorporating a breakfast bar, an inset sink with a Three way mixer tap with filter and drainer. There are integrated appliances to include a Neff oven, Hotpoint dishwasher and a Neff gas five ring burner hob. There is a central heating radiator, tiled flooring and a double glazed window over looking the garden.

**DINING ROOM** 8' 2" x 12' 9" (2.5m x 3.9m) Accessed via the kitchen having electric points, a central heating radiators and recently fitted patio doors to the rear elevation leading onto the rear garden.



**FAMILY ROOM** 7' 2" x 9' 6" (2.2m x 2.9m) Having two double glazed windows allowing lots of natural light, a door leading to the rear garden, tiling to the floor, a central heating radiator, a door leading to the guest WC and a door leading to the Utility Room.

**GUEST WC** Comprising of a wc, sink, central heating radiator, a double glazed window to the side elevation and tiling to the walls and floors.

**UTILITY ROOM** 7' 10" x 9' 2" (2.4m x 2.8m) Benefiting from a range of wall units, with plumbing for washing machine, a wall mounted central heating boiler and a central heating radiator.

## FIRST FLOOR

**LANDING** A bright landing with a double glazed window to the side elevation and doors leading to the first floor rooms.

**MASTER BEDROOM** 11' 5" x 11' 9" (3.5m max x 3.6m max) This room has been converted from two bedrooms to accommodate a bedroom with a dressing room/shower room. The bedroom comprises of a double glazed window to the rear elevation over looking the rear garden, a central heating radiator and built in storage around the bed with an opening leading to..

**DRESSING ROOM/SHOWER ROOM** 5' 10" x 11' 5" (1.8m x 3.5m) Previously the fourth bedroom, the current owner has utilised it as a space for dressing with the benefit of a shower. There is a recently installed double glazed window to the rear elevation, a range of fitted wardrobes and drawers leading to the shower area. The shower area comprises of a shower cubicle with a shower installed approx 6 months ago, a sink with storage under, a chrome effect heated towel rail and a blue tooth mirror.

**BEDROOM TWO** 8' 10" x 12' 1" (2.7m x 3.7m) A double bedroom with a double glazed window to the front elevation, a central heating radiator and laminate flooring.

**BEDROOM THREE** 8' 2" x 9' 2" (2.5m max x 2.8m) A generous sized third bedroom with a double glazed window to the front elevation, a built in storage cupboard, a range of fitted units with storage and a central heating radiator.

**FAMILY BATHROOM** The suite comprises of a 'Bronte Spa Bath' with shower over, a vanity unit incorporating a wash hand basin and WC with storage. There is a heated towel



rail and tiling to splash prone areas.

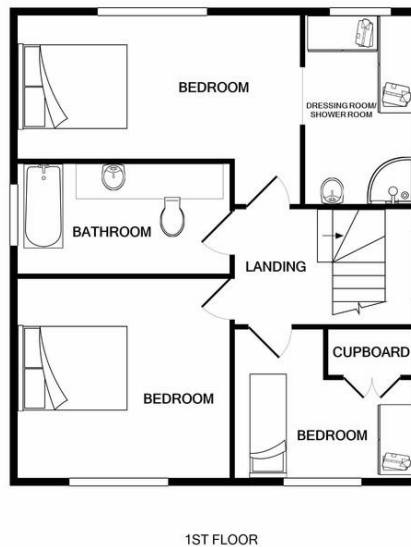
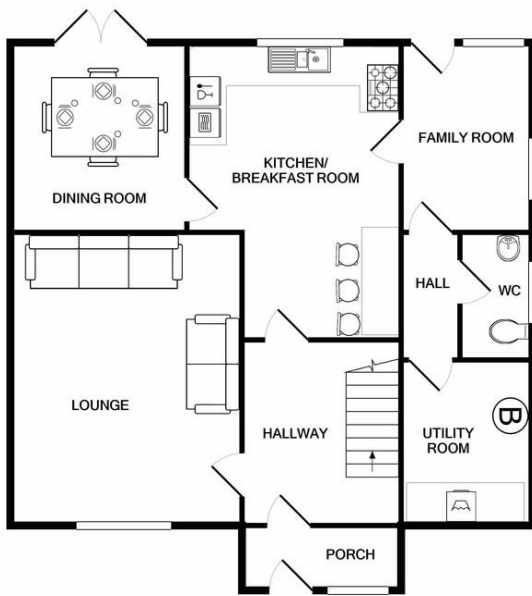
## OUTSIDE

**PRIVATE REAR GARDEN** This garden has been completely manicured by the current owners to provide the perfect garden space with a entertaining/BBQ area. There is a large composite decking area housing a brick built barbecue leading to a lawn area lined with sleepers, mature shrubs and fencing. The current owners have particularly enjoyed the north-west facing aspect of the garden as it has provided them with sunshine at the right times.



## THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

179 Stratford Road, Shirley, Solihull, West Midlands, B90  
3AU

[www.hortonstorey.com](http://www.hortonstorey.com)  
[sales@hortonstorey.com](mailto:sales@hortonstorey.com)  
01216630099