



2 Himbleton Croft, Monkspath, Shirley,  
Solihull, B90 4UP

Price Guide **£259,950**

- Stunning Two Bedroom Semi Detached
- Spacious Open Plan Lounge
- Magnificent Breakfast Kitchen
- Catchment for Excellent Schools
- South Facing Garden
- Energy Efficiency Rating - D

0121 709 3300

## 2 Himbleton Croft, Monkspath, Shirley, Solihull, B90 4UP

A beautifully presented, two bedroom, semi detached residence situated in the well regarded Monkspath development, appointed and decorated to a very high standard and within close proximity to Solihull town centre and catchment for excellent primary and secondary schools. The accommodation will not fail to impress and briefly comprises; enclosed porch, open plan lounge, beautifully fitted breakfast kitchen, conservatory, two bedrooms, modern bathroom, well maintained, landscaped South facing rear garden and driveway for several vehicles.

### APPROACH

Via a tar macadam driveway providing parking for several vehicles and a foregarden most laid to lawn with mature shrubs and a pathway leading to:-

### ENCLOSED STORM PORCH

A UPVC double glazed door leads to a porch with a storage cupboard and front door to:-

### SPACIOUS LOUNGE

15' 0" (4.57M) X 12' 3" (3.73M)

Feature fire place with electric coal effect fireplace, ceiling light point, TV point, telephone point, single panel radiator, wood flooring, stairs rising to first floor landing, under stairs storage, UPVC double glazed bay window to the front aspect, door to:-



### BREAKFAST KITCHEN

12' 3" (3.73M) X 7' 3" (2.21M)

Fitted with a range of wood effect wall and base units with contrasting roll top work surfaces, integrated electric oven with gas hob, extractor fan, stainless steel sink drainer with mixer tap over, complimentary tiling to splash prone areas, tiled flooring, ceiling spot lights, UPVC double glazed window to the rear aspect and UPVC double glazed door to:-



### CONSERVATORY

Overlooking the rear garden and currently used as a dining area, tiled flooring, double doors give access to the paved patio and rear garden.



### FIRST FLOOR LANDING

Loft access and doors to master bedroom, bedroom two and family bathroom.

### MASTER BEDROOM

9' 8" (2.95M) X 8' 3" (2.51M) MIN

12' 2" (3.71M) MAX

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



### BEDROOM TWO

9' 9" (2.97M) X 6' 3" (1.9M)

Single panel radiator, ceiling light point, fitted built-in wardrobe, UPVC double glazed window to the rear aspect.

### FAMILY BATHROOM

Fitted with a modern, white, three piece suite comprising: low level flush WC, pedestal hand wash basin, panel bath with thermostatic shower over, mirrored vanity cabinet, chrome towel radiator, tiling to splash prone areas and tiled floor, UPVC double glazed window to the side aspect.



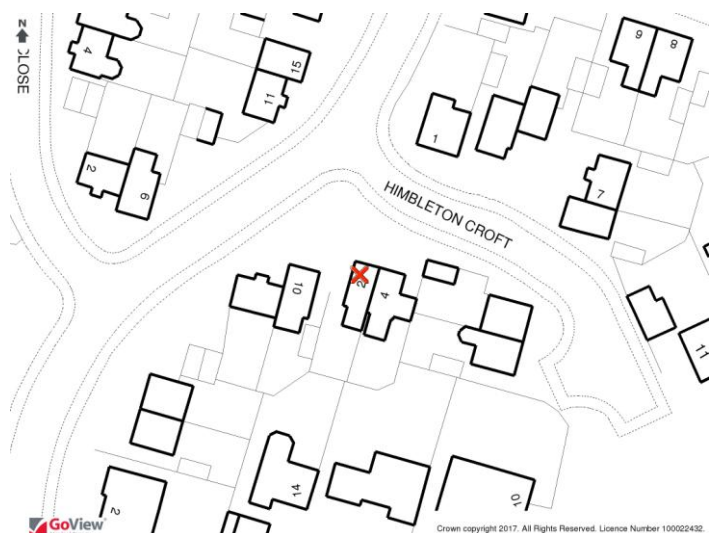
### OUTSIDE

#### REAR GARDEN

Charming, south facing, split-level garden with a generous paved patio. A railway sleeper retaining wall and steps lead to a lawned area with panel fencing and borders stocked with mature shrubs. There is a gated side access and a storage shed.

### TENURE

The agent understands that the property is Freehold. However, we are awaiting confirmation of the tenure from the Sellers solicitors and we advise all interested parties to obtain verification through their solicitors or surveyor.





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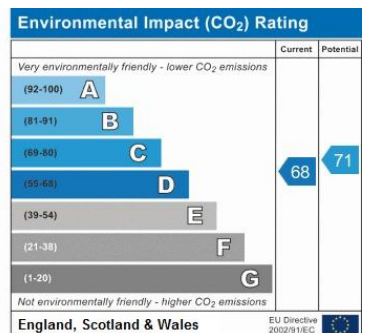
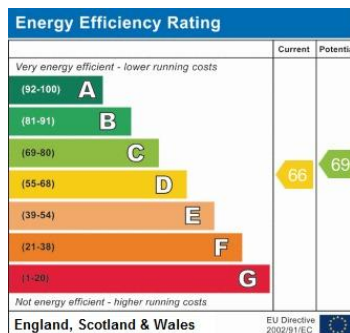
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