



15 Rushwick Grove, Monkspath, B90 4XL

Price Guide **£535,000**

- Substantially Enlarged Detached Property
- Five/Six Bedrooms
- Self Contained Annexe
- En Suite + Two Bathrooms + Guest WC
- Lounge and Dining Room + Conservatory
- Breakfast Kitchen
- Double Garage
- Energy Efficiency Rating - D

0121 709 3300

15 Rushwick Grove, Monkspath, Solihull, B90 4XL

A substantially enlarged 5/6 bedroom property with a self contained annexe in the highly desirable Monkspath area. The spacious accommodation comprises enclosed porch, hall way, cloakroom/wc, lounge, separate dining room, conservatory, breakfast kitchen, study/bed 5, master bedroom with en suite, three further bedrooms, family bathroom. Annexe comprises spacious ground floor lounge, first floor open plan living room/home office, bedroom 6, bathroom, well screened gardens & double garage. Viewing is highly recommended.

APPROACH

Set back behind a lawned foregarden with driveway that creates ample off road parking for several vehicles, leading to a UPVC double glazed enclosed storm porch entrance, UPVC double glazed front door to:

ENTRANCE HALL

Single panel radiator, two ceiling light points, doors to lounge, study/annexe, cloakroom/wc and kitchen, stairs rising to first floor landing.

CLOAKROOM/WC

Low level flush wc, wash hand basin, single panel radiator, ceiling light point, extractor fan.

LOUNGE

18' 0" (5.49M) X 11' 9" (3.58M)

Ornamental fireplace with coal effect gas fire with decorative back and surround, raised TV plinth, TV aerial point, double panel radiator, ceiling light point, decorative ceiling coving, UPVC double glazed bow window to front aspect, double doors to:



DINING ROOM

11' 9" (3.58M) X 10' 2" (3.1M)

Single panel radiator, ceiling light point, double glazed sliding patio doors to conservatory, door to kitchen.



CONSERVATORY

15' 9" (4.8M) X 14' 3" (4.34M)

Double panel radiator, ceiling light point, ceramic floor tiling, brick feature bar area, UPVC double glazed French doors to garden, two wall light points.

BREAKFAST KITCHEN

13' 9" (4.19M) X 12' 2" (3.71M)

A modern fitted kitchen comprising a range of wall and base units with co-ordinated roll top work surface over, ceramic tiling to splash prone areas, provision for gas range cooker, plumbing for washing machine and dishwasher, double panel radiator, wood effect flooring, stainless steel sink unit with mixer tap, recessed spot lights, UPVC double window to rear aspect, door to:



ANNEXE

STUDY

14' 5" (4.39M) X 11' 10" (3.61M)

Single panel radiator, ceiling light point, UPVC double glazed bow window to front aspect, double doors to family room/annexe.

FAMILY ROOM

16' 5" (5M) X 15' 2" (4.62M)

TV aerial point, wood effect flooring, two double panel radiators, two ceiling light points, wall mounted combination central heating boiler, double doors to study, double glazed sliding patio doors to rear garden, stairs rising to first floor of annexe, door to inner lobby leading to side elevation of the property, door to garage.

FIRST FLOOR LANDING/ANNEXE

LIVING ROOM

17' 2" (5.23M) X 15' 2" (4.62M)

Flight of stairs leads to an open plan living area, double panel radiator, two ceiling light points, double panel radiator, telephone point, UPVC double glazed window to rear and side aspects, door to:

BATHROOM

Three piece corner suite comprising low level flush wc, pedestal wash hand basin, corner bath with thermostatic shower over, complementary ceramic tiling to splash prone areas, extractor fan, ceiling light point.

BEDROOM

12' 6" (3.81M) X 9' 9" (2.97M)

Fitted mirror wardrobe, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

FIRST FLOOR LANDING/MAIN PROPERTY

Loft access, doors to all bedrooms and bathroom.

MASTER BEDROOM

15' 6" (4.72M) X 11' 9" (3.58M)

Fitted double wardrobe, double panel radiator, ceiling light point, UPVC double glazed window to front aspect, door to:

EN SUITE BATHROOM

12' 2" (3.71M) X 4' 9" (1.45M)

Comprising a three piece corner suite with low level flush wc, wash hand basin with vanity cupboard below, corner bath with Mira thermostatic shower over, complementary tiling to walls, single panel radiator, ceiling light point, two UPVC double glazed windows to front aspect.

BEDROOM TWO

11' 6" (3.51M) X 8' 2" (2.49M)

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

BEDROOM THREE

11' 4" (3.45M) X 8' 7" (2.62M)

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

BEDROOM FOUR

8' 3" (2.51M) X 6' 8" (2.03M)

Single panel radiator, UPVC double glazed window to rear aspect.

FAMILY BATHROOM

Modern three piece suite comprises low level flush wc, pedestal wash hand basin, Gainsborough thermostatic shower over, complementary ceramic tiling to walls, wood effect flooring, single panel radiator, recessed spot lights, single panel radiator, airing cupboard.

DOUBLE GARAGE

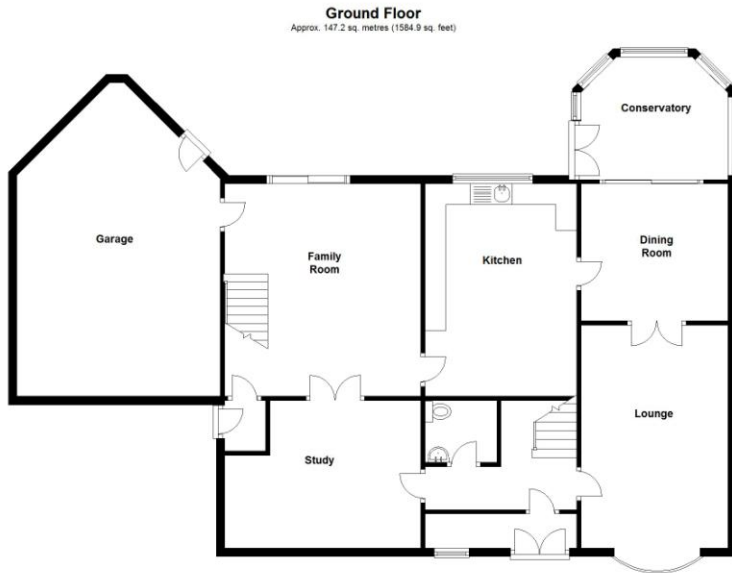
25' 4" (7.72M) X 15' 5" (4.7M)

Power supply and lighting, overhead storage, double doors to front, door to front, personnel door to garden.

REAR GARDEN

A well screened and private garden that is mostly laid to lawn with paved patio area, access to garage, external water supply and lighting.





Total area: approx. 248.1 sq. metres (2670.5 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

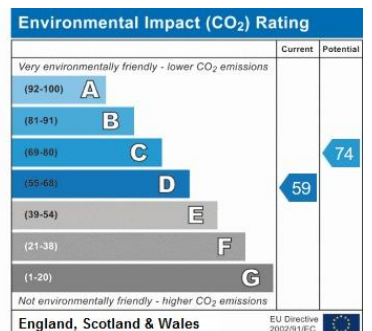
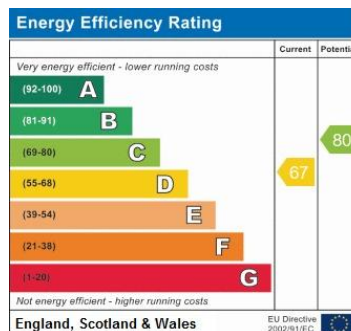
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