



26 Pebworth Avenue, Monkspath, Solihull  
B90 4YR

Price Guide **£329,950**

- Superb Location
- Three Bedrooms
- New Central Heating Boiler
- Single Garage
- No Chain
- Energy Efficiency Rating- D

0121 709 3300

# 26 Pebworth Avenue, Monkspath, Solihull, B90 4YR

A well presented three bedroom semi detached residence situated in the well regarded Monkspath development, appointed and decorated to a good standard and within close proximity to Solihull town centre and catchment for excellent primary & secondary schools. The accommodation will not fail to impress and briefly comprises enclosed porch, open plan lounge, separate dining room, fitted kitchen, three bedrooms, refitted bathroom, large landscaped rear garden, single garage. No Chain

## APPROACH

The property is set back from the road behind a lawned fore-garden and tarmacadam driveway extending to garage door and front door leading into:-

## ENCLOSED PORCH

With door leading through to:-

## ENTRANCE HALL

With wood-effect flooring, stairs rising to the first floor landing and opening to:-

## LOUNGE

**14' 0" X 13' 5" MAX (4.27M X 4.09M)**

With feature Adams-style fireplace with tiled inset, hearth and living flame coal effect gas fire, UPVC double glazed window to front elevation, wall mounted radiator, wood-effect floor covering and door to:-



## DINING ROOM

**10' 7" X 7' 1" (3.23M X 2.16M)**

With UPVC double glazed sliding patio doors leading out to the rear garden, wood-effect flooring, wall mounted central heating thermostat, wall mounted double panel radiator and door leading through to:-



## KITCHEN

**10' 7" X 6' 3" (3.23M X 1.91M)**

Refitted with a range of matching wall and base units with complementary rolltop work surface incorporating sink and drainer unit with mixer tap, four ring gas hob set below combination light and extractor, inset oven and grill, complementary tiling to water prone areas, storage cupboard, plumbing for a washing machine and UPVC double glazed window overlooking the rear garden



### FIRST FLOOR LANDING

With loft hatch to roof space, door to built in airing cupboard and doors radiating off to

### BEDROOM ONE (FRONT)

11' 6" X 8' 5" (3.51M X 2.57M)

With UPVC double glazed window to front elevation, wall mounted radiator, wood-effect floor covering and built in wardrobe with fitted drawers

### BEDROOM TWO (REAR)

9' 6" X 7' 6" (2.9M X 2.29M)

WITH UPVC DOUBLE GLAZED

### BEDROOM THREE (REAR)

7' 6" X 6' 9" (2.29M X 2.06M)

With wood-effect floor covering, UPVC double glazed window to rear elevation and wall mounted radiator

### FAMILY BATHROOM

Being fitted with a three piece modern white suite comprising panelled bath with shower over and glazed screen, wash basin and low flush WC, obscure UPVC double glazed window to front elevation and complimentary tiling to walls

### WESTERLY FACING REAR GARDEN

Being mainly laid to lawn with borders to edge stocked with shrubs and plants, paved patio, timber built potting shed and access into the garage

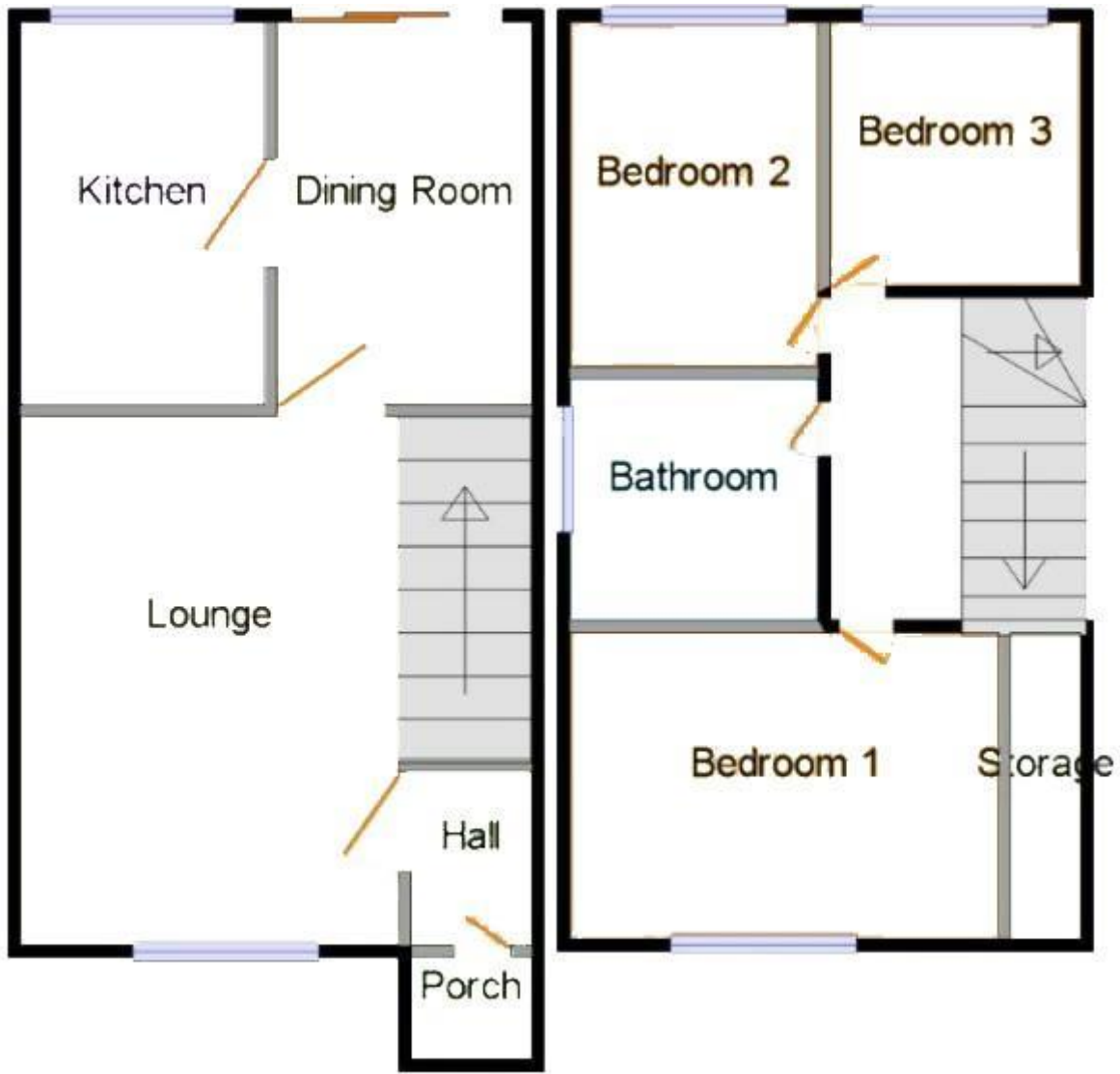
### GARAGE

With metal up and over door to the front elevation and door to rear garden

### TENURE

We are advised by the vendor that the property is Freehold but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor





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The UK's number one property website

 The Property Ombudsman SALES

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 Radarhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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