



**4 Longstone Close, Monkspath, Solihull  
B90 4SF**

Price Guide **£530,000**

- Popular Monkspath Development
- Four Bedrooms – Master with En-suite
- Spacious Lounge & Separate Dining Room
- South Westerly Facing Rear Garden
- Modern Bathroom & Ensuite
- Energy Efficiency Rating - C

**0121 709 3300**

# 4 Longstone Close, Monkspath, Solihull, B90 4SF

4 Longstone Close is a well presented spacious, four bedroom, detached residence situated in the highly sought after Monkspath development. The property is appointed and decorated to a high standard and within close proximity to Solihull town centre shopping and excellent schools. The accommodation briefly comprises; hall, lounge, dining room, conservatory, fitted breakfast kitchen, utility, cloakroom/WC, master bedroom with ensuite, three further bedrooms, family bathroom, south westerly facing rear garden, integral single garage and off road parking.

## APPROACH

The property is set back from the road behind an attractive pressed cobbled driveway providing off road parking for two vehicles leading to an enclosed porch obscure double glazed door leading into

## ENTRANCE HALL

With wall mounted Honeywell thermostat central heating control, wall mounted radiator, wall mounted alarm control panel, coving to ceiling, ceiling light point, ceiling smoke alarm and colonial panelled doors leading off to

## LOUNGE

**16' 5" (5.0M) X 13' 6" (4.11M)**

With coving to ceiling, three wall light points, two wall mounted radiators, Georgian bar double glazed bay window to front elevation, feature stone fire surround with living flame coal effect gas fire and colonial panelled door leading into

## DINING ROOM

**11' 10" (3.61M) X 8' 9" (2.67M)**

With coving to ceiling, ceiling light point, wall mounted radiator, UPVC double glazed French doors leading out to the conservatory and French doors leading to

## CONSERVATORY

**9' 10" (3.0M) X 8' 4" (2.54M)**

With ceramic tiling to floor, self-cleaning glazed roof, combination ceiling light and fan, double glazed windows to sides and rear elevations and double glazed French doors leading out to private rear garden

## REFITTED BREAKFAST KITCHEN

**10' 3" (3.1M) X 9' 10" (3.0M)**

With a range of beech effect base units and matching wall units, marble effect roll top work surface with inset four ring hob set below combination AEG light and extractor, inset electric oven, one and half bowl single drainer sink unit with mixer tap, double glazed window overlooking private rear garden, ceramic tiling to floor, complimentary tiling to water prone areas, colonial panelled door to under stairs store cupboard, door to garage and door leading into

## REFITTED UTILITY

With double glazed window overlooking private rear garden, wall mounted radiator, ceramic tiling to floor, plumbing for dishwasher, plumbing for washing machine, composite double glazed door leading to the rear garden, built in unit housing Worcester central heating condensing boiler installed April 2017 and colonial panelled door leading into sides and rear elevations and double glazed French doors leading out to private rear garden

## CLOAKROOM / WC



With combination close coupled WC and feature resin wash hand basin with mixer tap, complementary tiling to water prone areas and obscure double glazed window to side elevation.

### **FIRST FLOOR LANDING**

Landing With coving to ceiling, ceiling light point, wall mounted passive sensor, loft hatch to partially boarded loft space with light, door to airing cupboard with insulated tank, electric immersion heater and slatted shelving and further colonial panelled doors radiating off to

### **MASTER BEDROOM (FRONT)**

**11' 4" (3.45M) X 12' 7" (3.84M)**

With ceiling light point, Georgian bar double glazed window to front elevation, wall mounted radiator with thermostatic radiator valve, fitted wardrobes with shelving and colonial panelled door leading through to

### **REFITTED EN-SUITE**

Refitted En-Suite Shower Room With combination WC and vanity wash hand basin with mixer tap, fully tiled shower enclosure with power shower and bi-fold shower screen, electric shaver point, wall mounted chrome style heated towel rail and obscure double-glazed window to side elevation

### **BEDROOM TWO**

**11' 3" (3.43M) X 10' 3" (3.12M)**

With double glazed Georgian bar window front elevation, wall mounted radiator and ceiling light point.

### **BEDROOM THREE**

**9' 6" (2.9M) X 8' 3" (2.51M)**

With double glazed window to rear elevation, wall mounted radiator, ceiling light point and coving to ceiling

### **BEDROOM FOUR**

**8' 10" (2.69M) X 8' 10" (2.69M)**

With double glazed window to rear elevation, wall mounted radiator and ceiling light point

### **REFITTED BATHROOM**

Being refitted with a Utopia combination system with close coupled WC and ceramic basin with mixer tap, Hansgrohe power shower over bath with glazed shower screen, ceramic tiling to floor, complimentary tiling to walls, inset ceiling down lighters, wall mounted chrome style heated towel rail, obscure double glazed window to rear elevation and electric shaver point

### **SINGLE GARAGE**

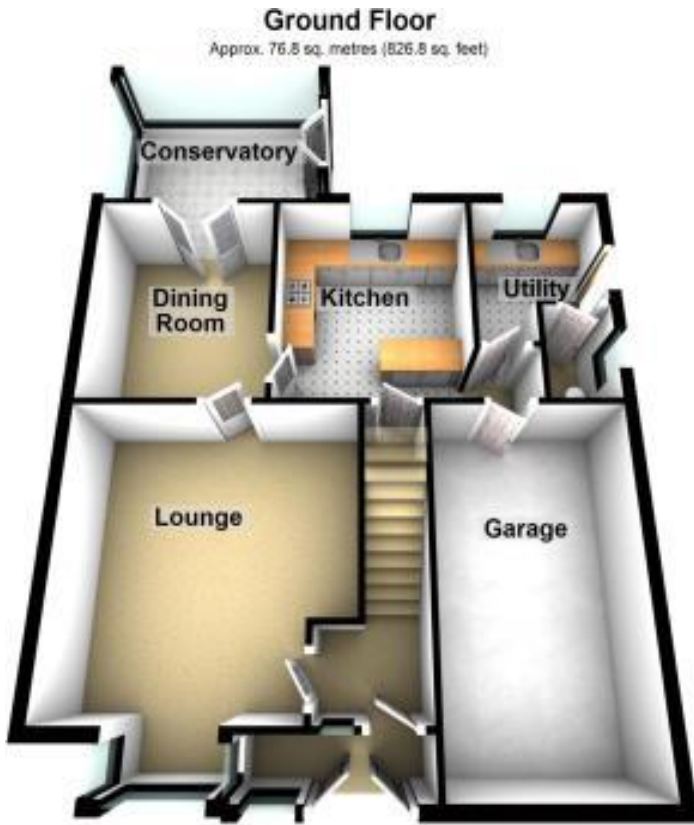
**16' 8" (5.08M) X 8' 10" (2.69M)**

With automatic roller shutter garage door, wall mounted passive sensor, wall mounted electrical trip switch fuse board and ceiling light point

### **GARDEN**

South Westerly Facing Rear Garden Being mainly laid to lawn with retaining railway sleepers, feather boarding to sides and rear, feature flag stones, cold water tap, external security lighting, courtesy door to side, well stocked shrubbed borders, additional hard standing housing timber built store shed and double power point





Total area: approx. 132.0 sq. metres (1421.2 sq. feet)



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[Zoopla.co.uk](http://zoopla.co.uk)

[Finda Property.com](http://finda-property.com)

[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

The Property Ombudsman SALES OFT Approved code

[Radarhomes.co.uk](http://radarhomes.co.uk)  
The UK's number one homebuyer website

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	ted by Ravensworth 01670 713330