



**22 Highdown Crescent, Monkspath,
Shirley, Solihull B90 4TY**

Price Guide **£319,995**

- Sought After Location
- Two Double Bedrooms
- Gas Central Heating
- Single Garage
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

22 Highdown Crescent, Monkspath, Solihull B90 4TY

A well-presented, two bedroom, semi-detached residence situated in the well regarded Monkspath development within close proximity to Solihull town centre and catchment for excellent primary & secondary schools. The accommodation briefly comprises; enclosed porch, open plan lounge, fitted breakfast kitchen, two bedrooms, bathroom, lawned rear garden, single garage. No Chain.

APPROACH

Via a block paved driveway and lawned foregarden, a paved path leads to an enclosed storm porch with a composite UPVC double glazed front door and UPVC double glazed side window. The storm porch has a glazed UPVC double glazed door leading to:-

LOUNGE

13' 9" (4.2M) X 11' 10" (3.6M)

Single panel radiator, ceiling light point, stairs rising to first floor landing, door to kitchen.

KITCHEN / DINER

11' 10" (3.6M) X 10' 2" (3.1M)

Fitted with a range of modern, wood-effect wall and base units with co-ordinated rolltop worksurfaces, ceramic tiling to splash prone areas, single tray sink unit, cupboard concealing Glow Worm boiler, Zanussi dishwasher, single panel radiator, ceiling light point, stainless steel extractor fan, UPVC double glazed window to the rear aspect and UPVC double glazed door leading to the rear garden.



FIRST FLOOR LANDING

Loft access, door to airing cupboard, doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE (FRONT)

11' 10" (3.6M) X 8' 2" (2.5M)

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



BEDROOM TWO (REAR)

11' 10" (3.6M) X 10' 2" (3.1M)

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

BATHROOM

Three-piece suite comprising low-level flush WC, hand wash basin, panel bath with Triton thermostatic shower unit, complementary tiling to walls and splash prone areas, single panel radiator, ceiling light point, shaver point, obscure UPVC double glazed window to the side aspect.

GARDEN

A paved patio leads to the garden that has a wood fence panel perimeter and is mainly laid to lawn with well-established borders. There is a door giving access to the garage and side gate giving access to the front of the property.



GARAGE

17' 1" (5.2M) X 7' 10" (2.4M)

Up-and-over door, overhead storage, power and lighting, space for a washing machine,

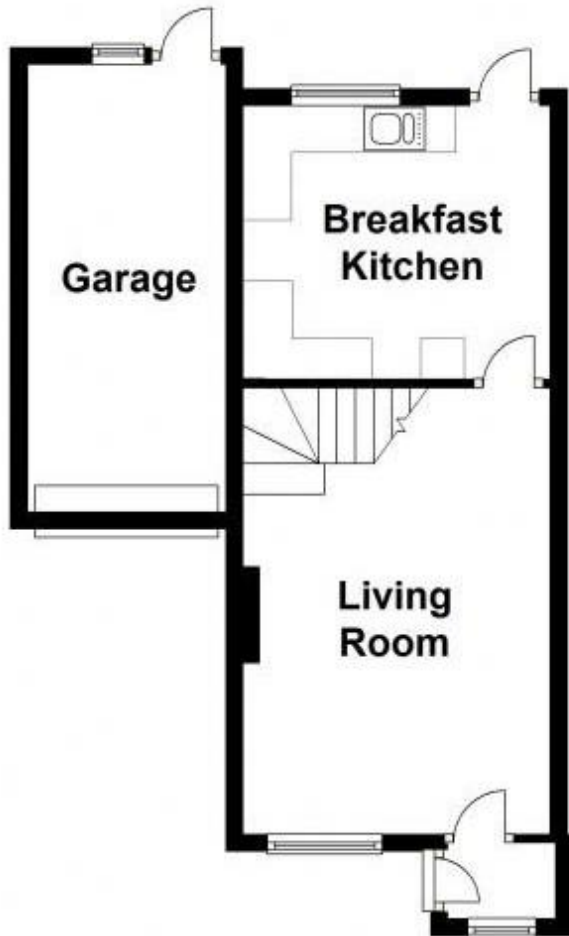
TENURE

We have been advised that the property is Freehold. This is subject to solicitor verification.



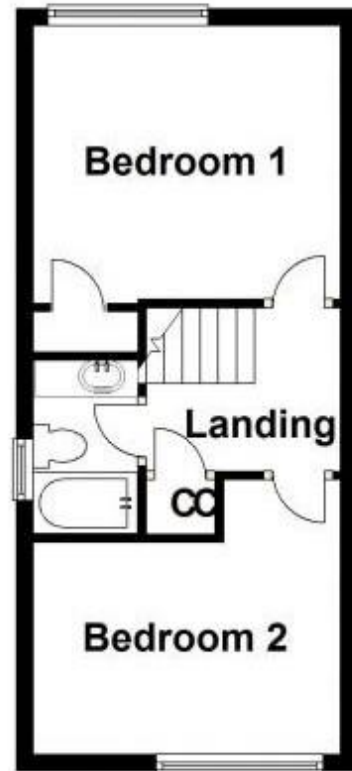
Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



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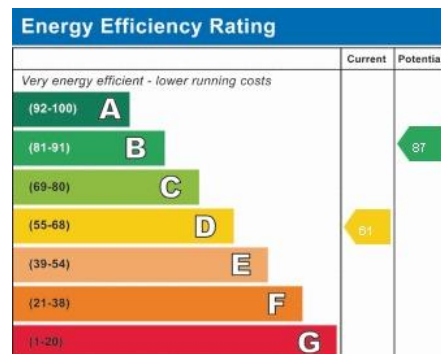
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