



1 Charlesworth Avenue, Monkspath,  
B90 4SE

Offers in excess of **£480,000**

- Substantially Enlarge Detached Property
- Lounge, Snug & Dining Area
- Breakfast Kitchen + Utility
- Five Bedrooms + En suite
- Family Bathroom + Ground Floor WC
- Energy Efficiency Rating - D

0121 709 3300

# 1 Charlesworth Avenue, Monkspath, B90 4SE

A rare opportunity has arisen to acquire a substantially enlarged 5 bedroom property that includes a self contained annexe in the popular Monkspath area. The spacious accommodation will appeal to families and comprises porch, hall, through lounge/dining room, breakfast kitchen, utility, cloakroom/wc, sitting room, master bedroom with en suite, four further bedrooms, magnificent family bathroom. Annexe comprises spacious ground floor lounge/kitchen double bedroom modern wet room, generous well screened gardens & parking for several vehicles.

## APPROACH

Driveway enables off road parking for several vehicles leading to a covered storm porch entrance, UPVC front door leading to:

## HALLWAY

Double panel radiator, wood effect flooring, stairs rising to first floor landing, door to:

## LOUNGE/DINING ROOM

27' 8" (8.43M) X 13' 3" (4.04M)

Ornamental fireplace with feature limestone surround, inset coal effect gas fire, solid wood flooring, TV aerial point, telephone point, decorative ceiling coving, UPVC double glazed bay window to front aspect, archway through to:

## DINING AREA

10' 8" (3.25M) X 8' 9" (2.67M)

Solid wood flooring, decorative ceiling coving, double panel radiator, UPVC double glazed French window to rear, door to kitchen, door to annexe.

## BREAKFAST KITCHEN

11' 6" (3.51M) X 10' 7" (3.23M)

A beautifully appointed Hammonds high gloss kitchen with a range of wall and base units with granite upstands and work surface over, matching breakfast bar, provision for a gas range style cooker (Kenwood five ring burner cooker included), dishwasher, wine cooler, glass splash back, stainless steel canopy cooker hood, ceramic floor tiling, ceiling light point, LED under cabinet and plinth lighting, double panel radiator, UPVC double glazed window to rear aspect, door to utility, door to cloakroom, door to snug.

## UTILITY

6' 7" (2.01M) X 4' 8" (1.42M)

Wall mounted Worcester combination central heating boiler, space and plumbing for washing machine and American style fridge/freezer, single panel radiator, ceramic floor tiling, UPVC window to rear aspect.

## LOBBY

Door to rear, door to cloakroom, ceramic floor tiling, ceiling light point.

## CLOAKROOM/WC

Beautifully appointed cloakroom/wc with low level flush wc, wash hand basin, complementary ceramic tiling to floor and walls, chrome radiator, UPVC double glazed window to side aspect.

## SNUG

7' 9" (2.36M) X 11' 5" (3.48M)

Solid wood floor, telephone point, TV aerial point, single panel radiator, decorative ceiling coving, UPVC double glazed window to front aspect.

## SELF CONTAINED ANNEXE

### OPEN PLAN LOUNGE/KITCHEN

15' 5" (4.7M) X 10' 9" (3.28M)

A superb annexe allows independent living from the main dwelling



comprising double panel radiator, decorative ceiling coving, ceiling light point, TV aerial point, open plan kitchen that comprises a range of modern wall and base units with co-ordinated work surfaces over, ceramic tiling to splash prone areas, integrated two burner electric hob and oven, canopy extractor hood over, stainless steel sink unit, wood effect flooring, UPVC French doors to garden, door to:

### **BEDROOM**

**10' 9" (3.28M) MAX X 9' 8" (2.95M)**

Double panel radiator, ceiling light point and spotlight, UPVC double glazed window to front aspect, door to:

### **WET ROOM**

A modern wet room comprises close coupled WC, wash hand basin with vanity unit, glass shower screen and chrome thermostatic shower, ceramic tiling to walls and floor, ceiling spotlights, extractor fan.

### **FIRST FLOOR LANDING**

Loft access, doors to all bedrooms, door to bathroom, three ceiling light points, built in storage cupboard.

### **MASTER BEDROOM**

**12' 6" (3.81M) X 11' 5" (3.48M)**

Telephone point, TV aerial point, ceiling light point, double built in wardrobe, UPVC double glazed window to front aspect, single panel radiator, door to:

### **EN SUITE**

Comprising low level flush wc, wash hand basin with vanity cupboard below, shower enclosure, tiling to splash prone areas, single panel radiator, UPVDC double glazed window to front aspect.

### **BEDROOM TWO**

**10' 9" (3.28M) X 10' 6" (3.2M)**

A range of Hammonds fitted bedroom furniture and dressing table, single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

### **BEDROOM THREE**

**9' 1" (2.77M) X 7' 7" (2.31M)**

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

### **BEDROOM FOUR**

**8' 4" (2.54M) X 8' 2" (2.49M)**

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

### **BEDROOM FIVE**

**10' 9" (3.28M) X 7' 5" (2.26M)**

Single panel radiator, a range of Hammonds fitted furniture, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

### **STUNNING FAMILY BATHROOM**

**15' 2" (4.62M) X 7' 9" (2.36M)**

A magnificent bathroom comprises and over-sized panel bath, low level flush wc, wash hand basin with vanity cupboard below, separate shower enclosure with thermostatic shower over, complementary tiling to floor and walls, mirror cabinet, double panel radiator, ceiling spot lights, UPVC double glazed window to front and rear aspect.

### **GARDEN**

A generous sized garden enjoys a private aspect being mostly laid to lawn, raised timber decked seating area, full width paved patio area, timber shed, access to front through side gateway, timber fencing to perimeter.





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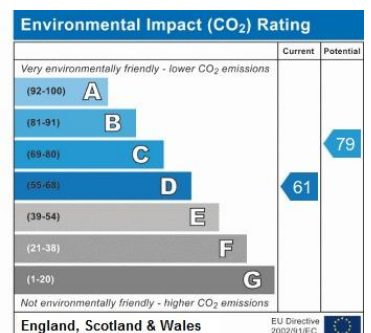
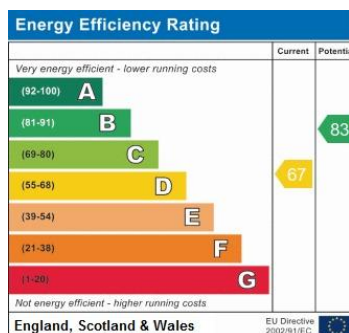
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