



# Burnaston Crescent, Monkspath

## Offers Around £535,000

- CANOPY PORCH & HALLWAY
- LOUNGE
- BREAKFAST KITCHEN
- EN SUITE SHOWER ROOM
- DOUBLE GARAGE
- GUEST CLOAKS WC
- DINING AREA
- FOUR BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN

Burnaston Crescent occupies a delightful position on the fringe of the ever popular Monkspath development.

Monkspath was constructed mainly throughout the 1980's and is ideally positioned close to Solihull town centre and this particular property is located on a later phase of the estate just off Shelly Crescent making it an ideal location to enjoy all the amenities of Shelly Farm Centre, with easy access to shops including a supermarket, pharmacy, hairdressers and the popular Farm Gastro Pub & Restaurant. It is also within close proximity of a GP surgery and dental practice. Situated close to Hillfield Park and Solihull Nature Reserve for an afternoon stroll, and near to Widney Manor Golf Club. Within approximately five minute drive away you will find the excellent shopping facilities in Solihull town centre, including Touchwood Shopping Centre.

Monkspath is well served by regular bus services to Solihull in one direction and Shirley in the other, and is one mile from Widney Manor railway station. Junction 4 of the M42 is a five minute car journey away and Birmingham International Airport and the NEC can be found off junction 6.

The property is within the catchment areas and a five minute walk of Monkspath Primary School, and within a five minute drive from Alderbrook School for secondary education. Both schools are rated Good by Ofsted.

An ideal location therefore for this modern detached property which offers potential for further extensions or reconfiguration of the accommodation to suit the new owners (subject to planning permissions) and having been occupied by the same owners since it's original construction is now in need of modernising throughout. Sitting back from the road behind front tarmac driveway which leads to the garage and a front door which opens to the

### RECEPTION HALLWAY

Having staircase to the first floor accommodation, ceiling light point, central heating radiator, doors to the lounge and kitchen and access to the

### GUEST CLOAKS WC

Having sealed unit double glazed window to the front, ceiling light point, central heating radiator, low level WC and wash hand basin



### LOUNGE

**16'9" x 11'7" (5.11m x 3.53m)**

Having sealed unit double glazed window to the front, ceiling light point, central heating radiator, door to the kitchen and open access to the

### DINING AREA

**11'8" x 8'5" (3.56m x 2.57m)**



Having sliding double glazed patio style doors to the rear garden, ceiling light point and central heating radiator

### BREAKFAST KITCHEN

**18'9" x 9'6" max (6'5" min) (5.72m x 2.90m max (1.96m min))**



Having sealed unit double glazed window to the rear and sealed unit double glazed door to the side, two ceiling light points, central heating radiator, understairs storage cupboard and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven, gas hob and space with plumbing for an automatic washing machine

### FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors off to four bedrooms, bathroom and airing cupboard

## BEDROOM ONE

11'10" x 11'4" (3.61m x 3.45m)



Having sealed unit double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and door opening to the

## EN SUITE SHOWER ROOM



Having sealed unit double glazed window to the front, storage cupboard, ceiling light point, central heating radiator, shower cubicle, vanity unit with inset wash hand basin and low level WC

## BEDROOM TWO

12'0" x 8'1" (3.66m x 2.46m)

Having sealed unit double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

## BEDROOM THREE

8'10" x 6'6" (2.69m x 1.98m)

Having sealed unit double glazed window to the rear, ceiling light point and central heating radiator

## BEDROOM FOUR

8'10" x 6'5" (2.69m x 1.96m)

Having sealed unit double glazed window to the rear, ceiling light point and central heating radiator

## FAMILY BATHROOM

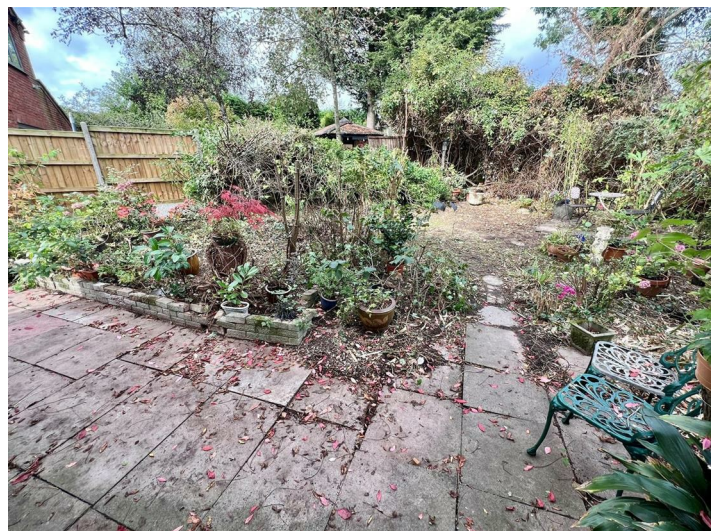


Having sealed unit double glazed window to the side, ceiling light point, central heating radiator, panelled bath, pedestal wash hand basin and low level WC

## REAR GARDEN

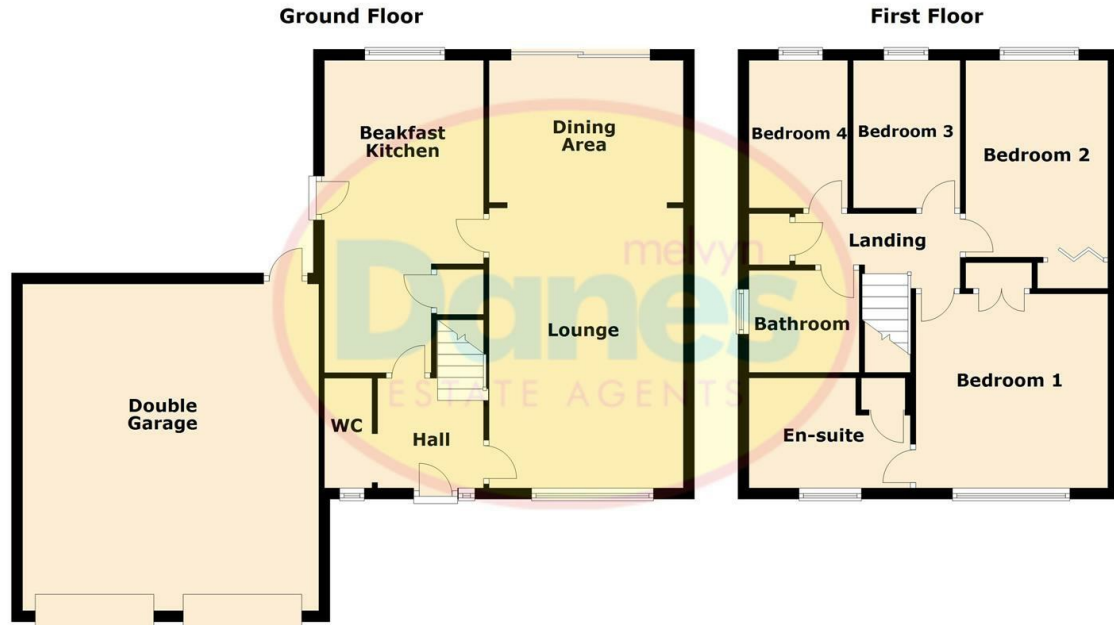


Having side space behind the garage that offers extension potential (subject to planning) and extending around to the paved patio with raised planted area beyond and gated side access



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



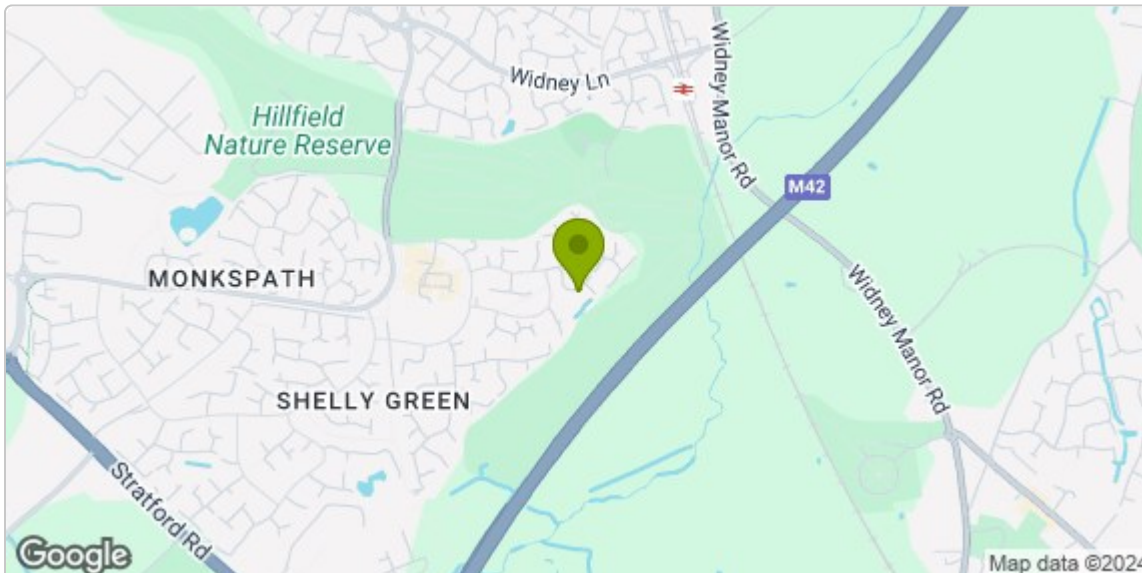
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
15 Burnaston Crescent  
Monkspath Solihull B90 4LT

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		84
	(69-80) <b>C</b>	70	
	(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			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk