

Horton & Storey



Harvington Drive, Monkspath, Solihull,

Offers Over **£540,000**

Property Features

- Large Plot
- Detached Double Garage
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Ensuite
- Modern Kitchen
- Must View!

Full Description

LOCAL AREA The property is a short walk from the local amenities that Monkspath has to offer such as a local shop & pharmacy, doctors surgery, schools and park. A large Tesco Superstore, the Shirley Retail Park and the M42 are a few minutes drive. It is set in a very convenient location for commuting and getting around Solihull

GROUND FLOOR

LOUNGE 11' 1" x 20' 4" (3.4m x 6.2m) A large dual aspect lounge with a double glazed window to the front elevation, sliding patio doors to the rear leading onto the garden, an feature inset real flame fire, two central heating radiators and oak flooring.

DINING ROOM 8' 3" x 12' 11" (2.52m x 3.96m) Having a double glazed window to the front elevation, a central heating radiator and oak flooring.

KITCHEN 8' 10" x 13' 1" (2.7m x 4.0m) This bespoke kitchen comprises of a range of modern wall and floor base units, with granite work surface over incorporating an inset granite sink with mixer tap and waste disposal. There is a free standing 'Smeg' range oven with extractor over, an integrated dishwasher, a double glazed window to the rear elevation, a modern vertical central heating radiator, an opening to the utility room and tiling to the floors and splash prone areas.



UTILITY ROOM 6' 2" x 7' 6" (1.9m x 2.3m) Fitted with modern floor base units with a granite worksurface over incorporating an inset granite sink with mixer tap. There is an integrated washing machine, integrated tumble drier, a wine cooler, a wall mounted central heating boiler, a door to the rear garden and tiling to the floor.

WC A modern, fully tiled WC with a low level wc, sink, radiator and an obscure double glazed window to the front elevation.

FIRST FLOOR

LANDING Doors leading to the first floor rooms and an airing cupboard.

MASTER BEDROOM 13' 5" x 12' 9" (4.1m x 3.9m) A large double bedroom with a double glazed window to the front elevation, central heating radiator, exposed treated floor boards and a door leading to the ensuite.

ENSUITE A luxurious en-suite that is fully tiled benefitting from a double walk in shower with monsoon style shower head, sink and a low level wc. There is a central heating radiator and a double glazed window to the front elevation.

BEDROOM TWO 10' 5" x 8' 7" (3.19m x 2.63m) A double bedroom with a range of fitted wardrobes that benefit from internal lighting, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 11' 5" x 11' 4" (3.5m x 3.46m) Another double bedroom with a double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR 8' 1" x 9' 0" (2.47m x 2.75m) A large single bedroom with a double glazed window to the rear elevation, a built in storage cupboard and a central heating radiator.

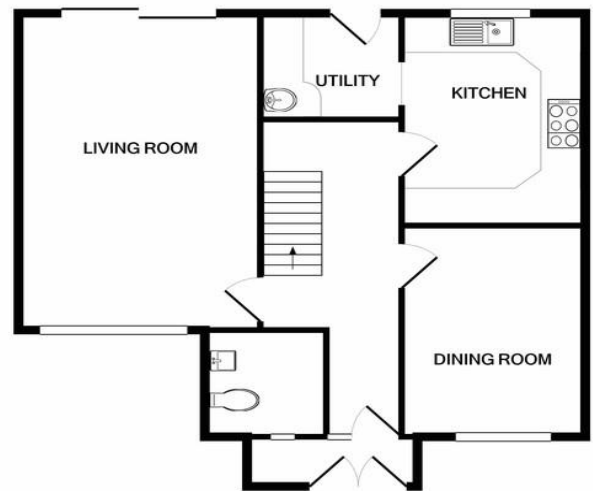


FAMILY BATHROOM A fully tiled modern bathroom suite comprising of a jacuzzi bath with shower over and a mirrored shower screen, a low level wc, a sink with vanity unit under a heated towel rail.

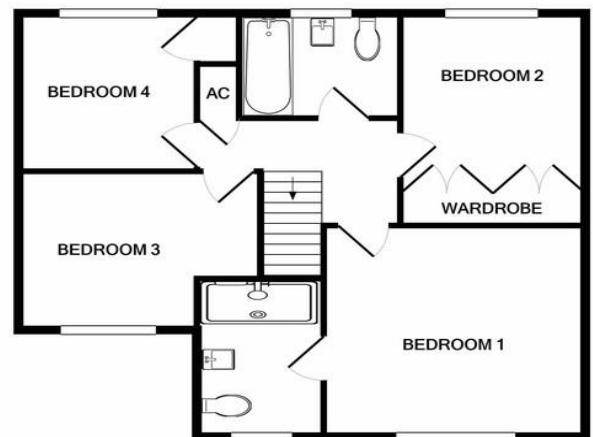
OUTSIDE

REAR GARDEN A private rear garden that is not overlooked from the rear has a patio area that is perfect for entertaining leading to a large lawn that has mature shrubs and fencing to boundaries. There is a side gate providing access to the driveway and a door leading to the detached double garage.

DETACHED DOUBLE GARAGE Having two garage doors to the front elevation, lots of electric points, storage space in the eaves and a side door leading to the rear garden.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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