



50 CALDEFORD AVENUE, MONKSPATH, SOLIHULL, B90 4UD
PURCHASE PRICE £300,000





PROPERTY OVERVIEW

Situated on the popular Monkspath Estate, an ideal opportunity to purchase this delightful two bedroom detached bungalow, which has been immaculately maintained throughout. The property benefits from UPVC double glazing, gas central heating and has the added attraction of two double bedrooms. The property is well located for local shops, schools and public transport, has easy access to the M42 motorway and briefly comprises of:- enclosed porch, entrance hall, lounge/dining room, fitted kitchen, two double bedrooms, shower room, garage and landscaped rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway and lawned foregarden.

ENCLOSED PORCH

With UPVC double glazed door and side window and further UPVC double glazed front door giving access through to:-

ENTRANCE HALL

With central heating radiator, power points, airing cupboard, hatch to the roof void, useful cloak cupboard and leading to:-

LOUNGE/DINING ROOM

19' 4" x 10' 9" (5.91m x 3.28m) Having a feature brick fireplace incorporating an electric coal effect fire, TV point, power points, coved corning, two central heating radiators, UPVC double glazed windows and double glazed French door leading out to the rear garden, two wall light points and two ceiling light points.

FITTED KITCHEN

9' 0" x 9' 0" (2.75m x 2.75m) Having an extensive range of luxury fitted units comprising of an inset sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in Stoves four ring



electric hob with extractor hood over and oven beneath, complementary wall tiles, wall mounted Worcester gas central heating boiler, plumbing for a washing machine, further space for a fridge or freezer, ample space for a breakfast table, two UPVC double glazed windows, central heating radiator and UPVC double glazed door leading out to the rear garden.

BEDROOM ONE (FRONT)

14' 9" x 10' 9" (4.52m x 3.28m) Having an extensive range of fitted bedroom furniture, comprising of two double wardrobes, fitted drawers, central heating radiator, UPVC double glazed bay window with deep ornamental sill, coved cornicing and power points.

BEDROOM TWO (FRONT)

9' 11" x 9' 1" (3.04m x 2.77m) UPVC double glazed window, central heating radiator, coved cornicing and power points.

SHOWER ROOM

Being fully tiled, having a large walk in shower cubicle with Triton T80si electric shower, pedestal wash basin, low flush wc, recessed lighting, UPVC obscure glazed window and ceramic tiled floor.

OUTSIDE

REAR GARDEN

The property has a delightful, easily maintained, landscaped rear garden, having a slate paved patio, shaped lawn, flower borders, shrubs, evergreens, greenhouse, timber shed, access into the garage, tradesman entrance to the side, further side storage shed and access to the side and rear.

GARAGE

Being a single garage with up and over door to the front and courtesy door to the rear.

TENURE

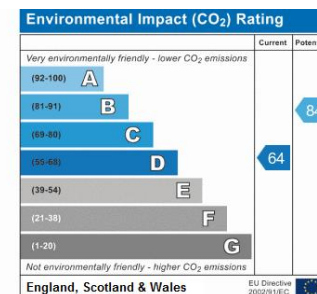
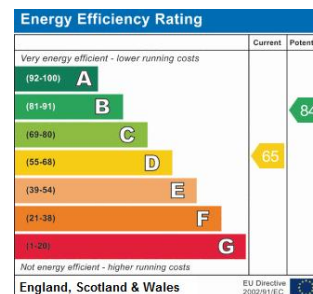
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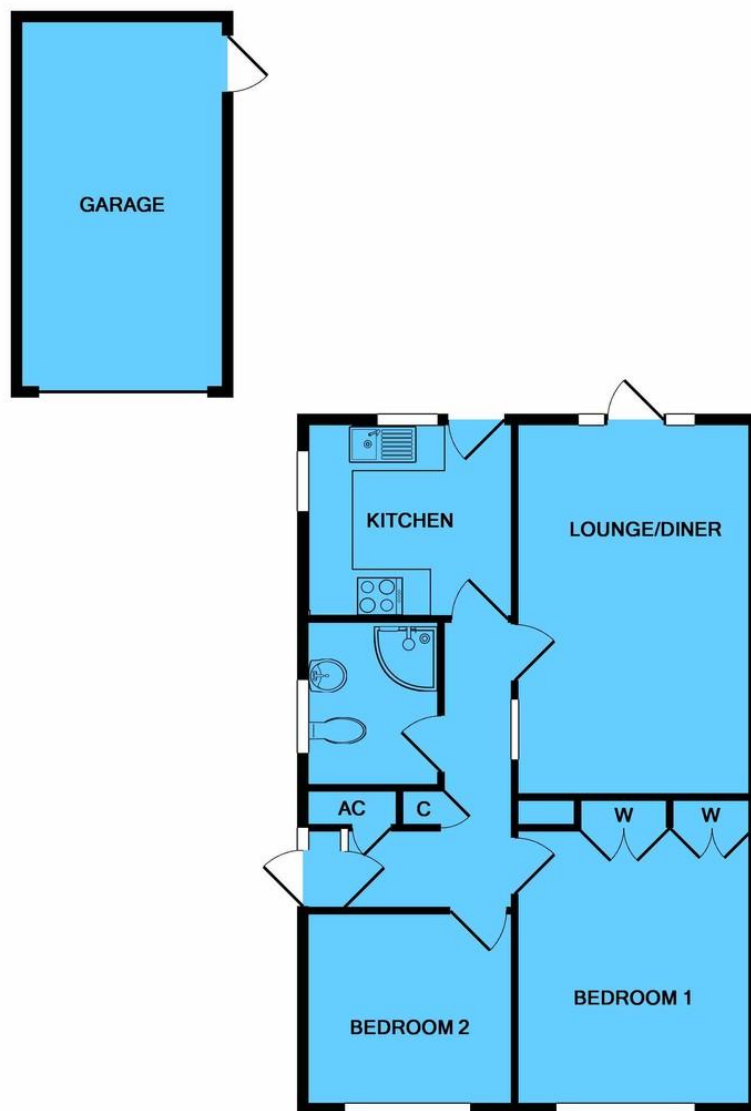
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band D.





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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