

# Horton & Senate



4b Shelly Lane, Monkspath, Solihull, B90 4EJ

£599,950

- 4 Bedroom Detached
- En Suite And Family Bathroom
- Kitchen And Utility
- Sold With No Upward Chain
- Downstairs WC
- Situated On A Private Road
- Single Garage
- Conservatory
- Generous Sized Bedrooms With Built In Storage
- Driveway With Off Road Parking

# 4b Shelly Lane, Solihull B90 4EJ

Horton & Senate are pleased to present this stunning detached home with no upward chain, situated on a private road, four generously proportioned bedrooms, a family bathroom, en suite, two downstairs receptions, conservatory, kitchen and utility, driveway with space for off-road parking.

Call us today to arrange a viewing!

4

3

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Council Tax Band: F



Situated on a private road, this property offers a sense of exclusivity and tranquillity that is hard to come by. The ample parking for up to four vehicles ensures that you and your guests will never have to worry about finding a parking space.

One of the standout features of this property is that it is being sold with no upward chain, making the buying process smooth and hassle-free. Whether you are looking for a new family home or a place to settle down, this property on Shelly Lane has everything you could possibly need.

Don't miss out on the opportunity to own this beautiful home in Monkspath. Book a viewing today and start envisioning the life you could create in this wonderful property.

#### Approach

Via Paved driveway with space for off road parking for several vehicles.

#### Hallway

Doors to all ground floor rooms, stairs to the first floor, a central heating radiator.

#### Dining room

Double glazed window to the front elevation, central heating radiator.

#### Kitchen

A range of floor and wall based units with surface over, integrated appliances including oven, electric hob cooker, inset sink with mixer tap, dishwasher. Central heating radiator. Double glazed window to the rear elevation.

#### Utility room

Boiler, plumbing for a washing machine, door to rear garden, inset sink with mixer tap, storage cupboard.

#### Lounge

French doors to conservatory, feature fireplace, central heating radiator.

#### Conservatory

Leading out to the rear garden, electric heater.

#### Single Garage

6.12m x 2.67m

#### Rear garden

There is a wide gated side passage with security lighting and the garden has feature paving throughout with wall enclosed well stocked flower and shrubbery beds with panel fencing to sides and rear. There is a cold water tap, external power points and a garden shed with decked area. The garden enjoys a private south facing rear aspect.

#### Landing

Doors to all first floor rooms. Central heating radiator. Double glazed window to the front elevation.

#### Bedroom one

Douche glazed window to the rear elevation, central heating radiator, built in storage. Door leading to the en suite.

#### En suite

Double sink, wall mounted mirrored cabinet. Walk in shower, WC, bidet, under floor heated and a heated towel rail. Double glazed window to the side elevation.

#### Bedroom two

Double glazed window to the rear elevation. Central heating radiator. Built in storage.

#### Bedroom three

Double glazed window to the front elevation. Central heating radiator. Built in storage.

#### Bedroom four

Double glazed window to the side elevation. Central heating radiator. Built in storage. Access to the loft.

#### Bathroom

Tiled floor and walls, shower and bath. Wash basin and WC. Heated towel rail. Double glazed window to the side elevation.

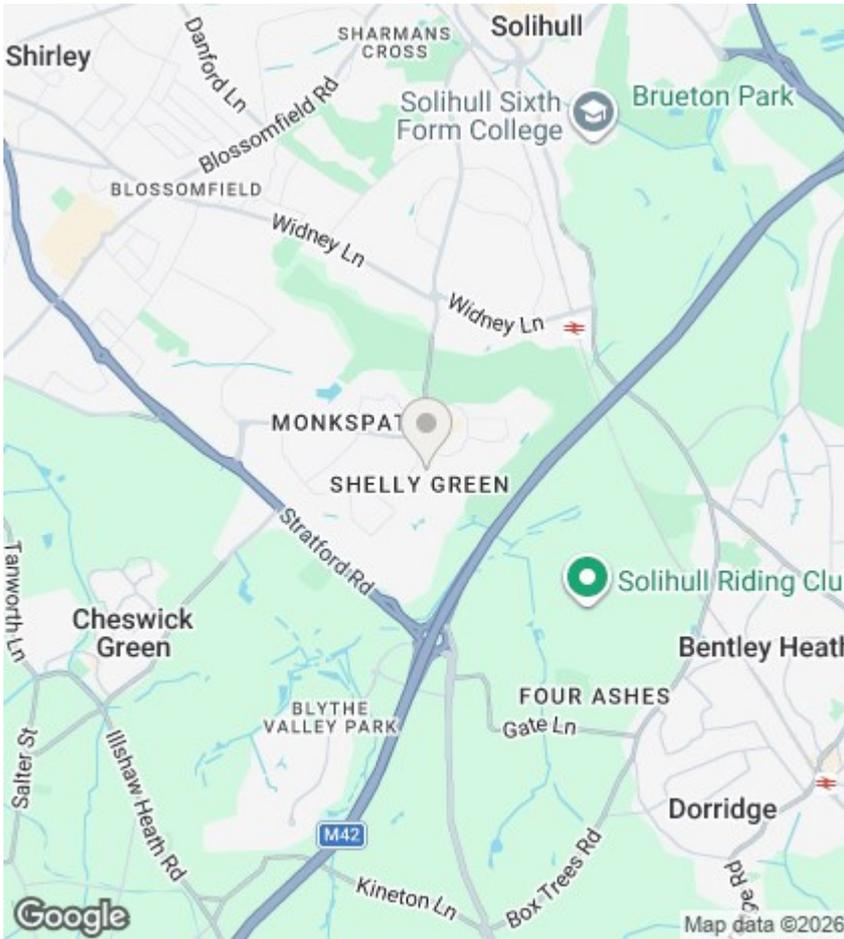
The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

'Intending purchasers will be required to produce

identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







## Directions

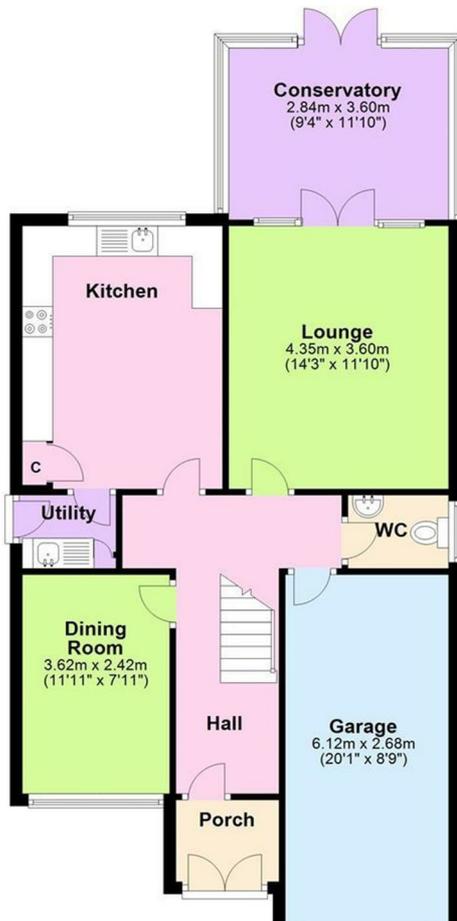
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor

