



- Requiring Cosmetic Updating Within
- Superb Location
- Potential to Extend (STPP)
- Viewings Advised

81 Kerswell Drive, Monkspath, B90 4PE

A FABULOUS OPPORTUNITY to acquire a detached bungalow with LOTS OF POTENTIAL. Situated at the end of a quiet cul-de-sac, the property is ideally located for excellent local amenities, Solihull town centre, the Midlands motorway network and Birmingham International Airport. VIEWINGS STRONGLY ADVISED



Property Description

DETAILS

A rare opportunity to acquire a detached bungalow which in brief affords porch, entrance hallway, spacious lounge with French doors opening into a conservatory, fitted kitchen, master bedroom with fitted wardrobes, bedroom two and to complete the accommodation is a wet room.

OUTSIDE

The drive allows the parking for up to three cars and in turn leads up to the tandem length garage with garage doors at either end plus a door into the kitchen and one to the garden. To the rear is a low maintenance, private garden.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk.



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

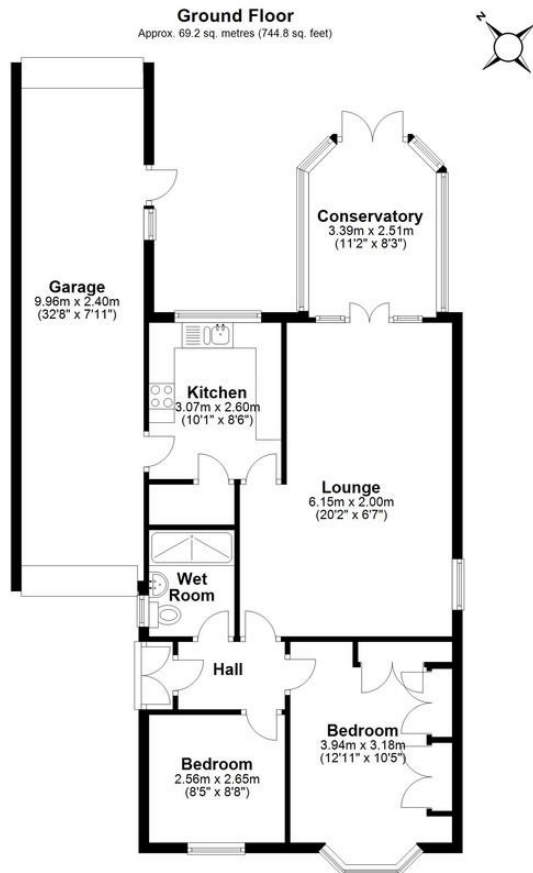
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Total area: approx. 69.2 sq. metres (744.8 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B	85	86	
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			68				86