



**DM&Co.**  
SALES & LETTINGS

**20 PEBWORTH AVENUE  
MONKSPATH  
B90 4YR**

In a quiet Monkspath cul-de-sac, discover this stylish three bedroom semi-detached house, boasting a contemporary accommodation and an easily maintained garden with two patios.

The hallway unveils a contemporary lounge accentuated with a warm fireplace and window frontage. Adjacent is the spacious modern kitchen/diner with integrated appliances, leading to the sunlit conservatory. A useful understairs storage adds functionality.





To the first floor, there are three generous bedrooms, each offering comfort and space. The modern family bathroom, equipped with updated fittings, completes the upstairs living quarters, ensuring comfort and convenience.





A driveway ensures convenient parking. The garden, low-maintenance and aesthetically pleasing, features two patios perfect for relaxation or entertainment, encapsulating ease and style in the serene cul-de-sac setting.

## FEATURES

- Spacious Kitchen/Diner
- Light Filled Conservatory
- Warm Fireplace in Lounge
- Handy Understairs Storage
- Three Generous Bedrooms
- Updated Family Bathroom
- Convenient Driveway Parking
- Low-Maintenance Garden
- Two Relaxing Patios

## SIZE

Total - 868 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council C

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

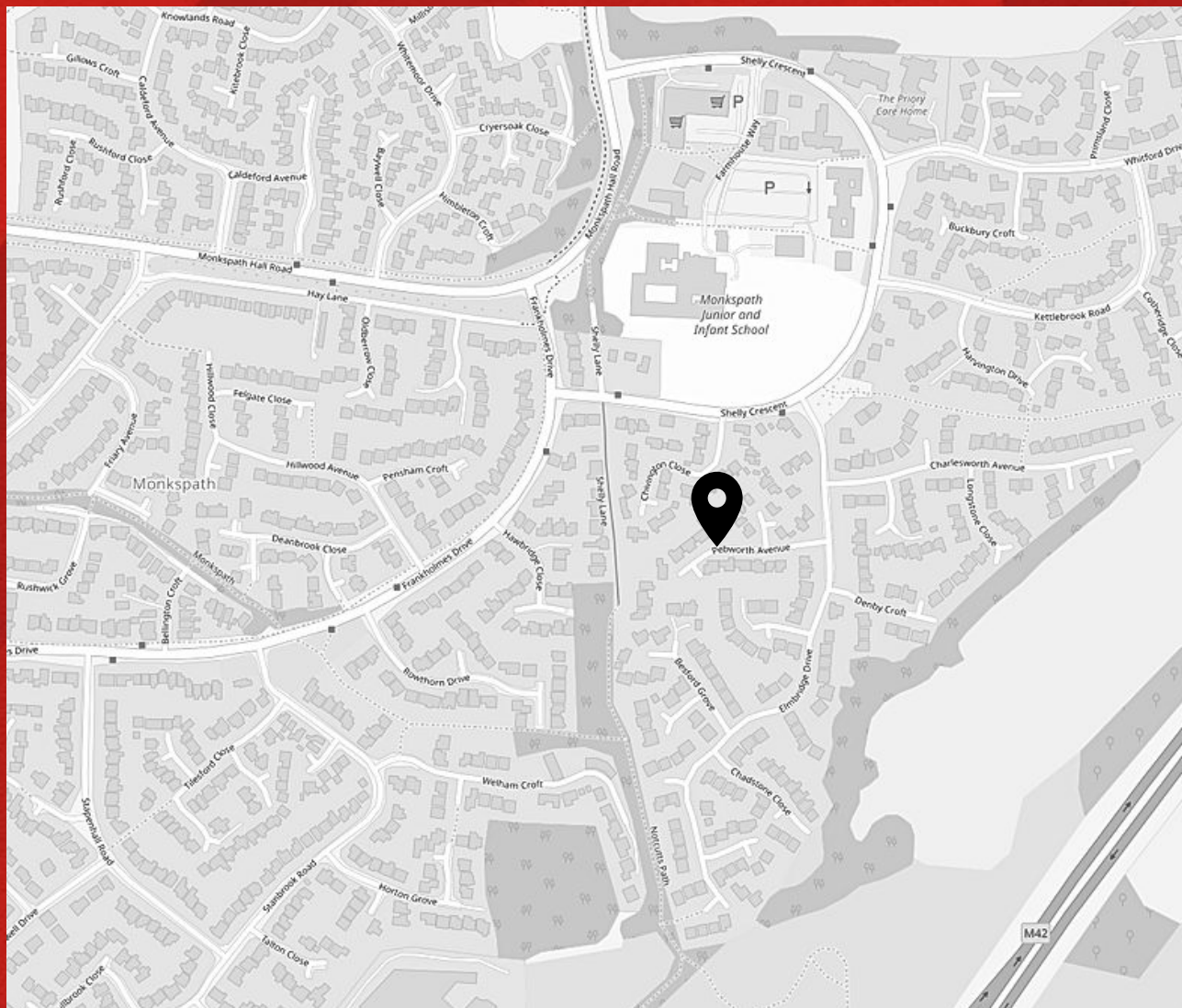
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

@ sales@dmandcohomes.co.uk

\*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.\*

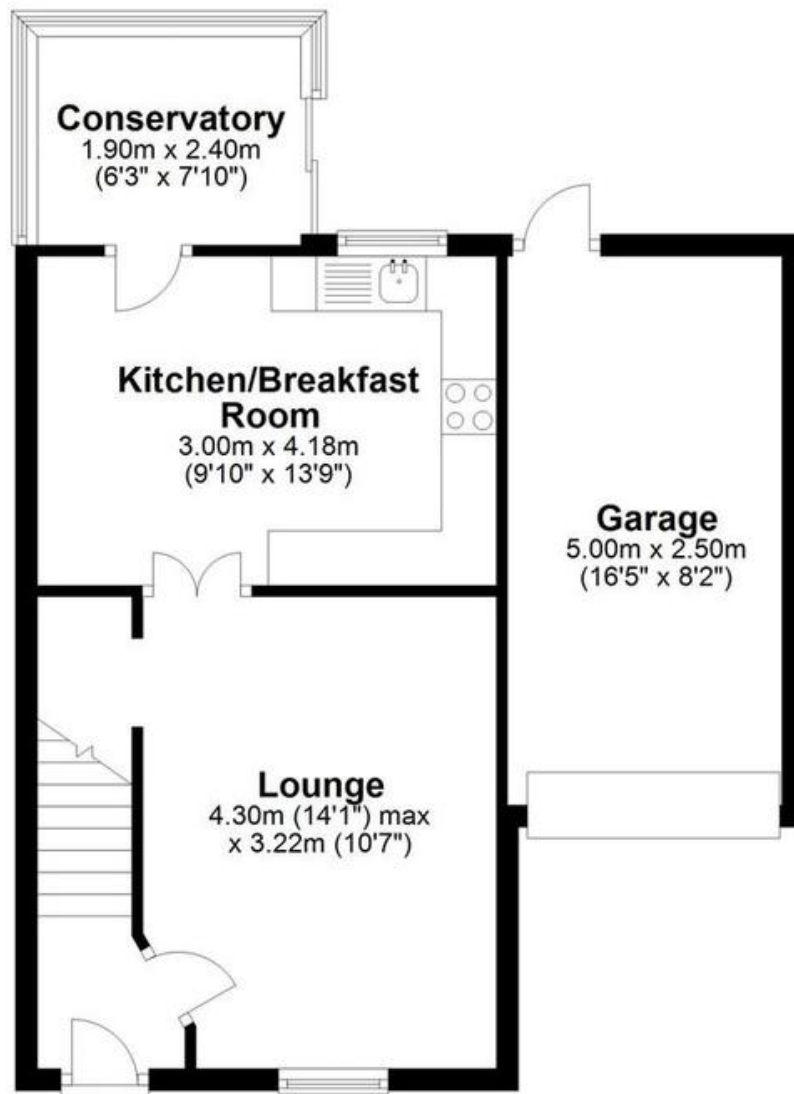


## LOCATION

Situated in Monkspath, tranquility meets convenience. A range of amenities including schools, shopping, and recreational spots are nearby, offering a balanced lifestyle of comfort and accessibility. For those commuters amongst us, the M42 offers fast commuter links to the Midlands Motorway network.

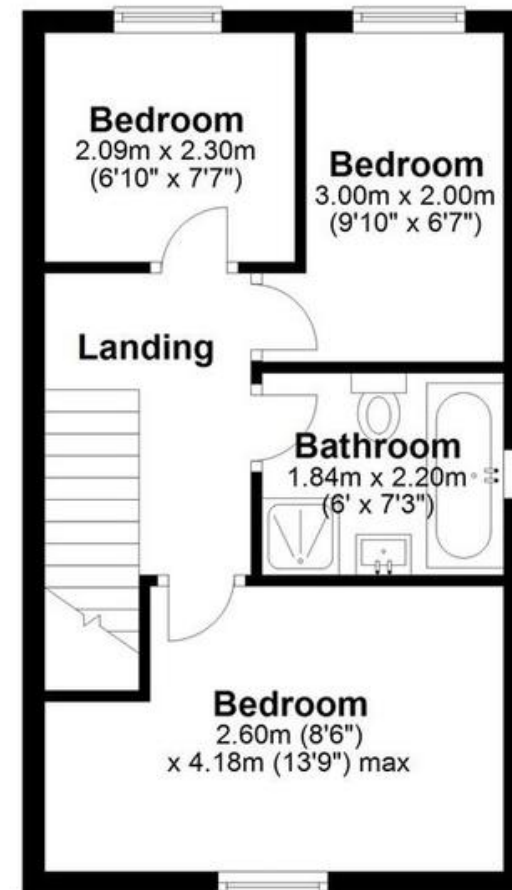
## Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	89
(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>	
Not energy efficient - higher running costs	
<b>74</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Total area: approx. 80.7 sq. metres (868.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

*DM & Co.*

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