

**AP MORGAN**



**Charlesworth Avenue, Shirley, Solihull**  
Asking Price £725,000



### Features:

- Four double-bedroom house
- Immaculately renovated
- Two bathrooms
- Off-street parking for several cars
- Converted garage with storage space
- Landscaped garden
- Highly regarded location

### Description:

An excellent opportunity to acquire a beautifully renovated, four-bedroom detached property, having undergone extensive improvements to a high-specification. This family home occupies a generous plot on a peaceful cul-de-sac road, in the desirable Monkspath area of Solihull.

The property is approached by an expansive tarmacked drive providing space for up to five vehicles. The garage doors offer access to a storage area, the garage having been converted to a utility room. An open porch covers the front entrance.

Upon entering the property, you are welcomed into a spacious entrance hall, with a convenient WC and understairs shoe and coat storage, plus underfloor heating. This leads to a large and bright lounge with bay window overlooking the front of the house. Continuing down the hall, an extensive, open-plan kitchen/dining/living room spans the rear aspect of the property. This versatile space, amply lit by a set of four-panel bifold doors and a French door, provides a room for mealtimes, relaxation and entertainment, offered with the bespoke dining table and cupboards included in the sale. The kitchen area, with a sizeable central island, provides: a combi oven/microwave, plate warmer drawer, second oven, five-ring gas hob, integrated dishwasher, integrated full-size fridge, integrated full-size freezer, and undercounter drinks fridge. The room also offers integrated speakers & Yamaha surround-sound, and underfloor heating. Branching from the kitchen area is a practical, spacious utility room, converted from the former integrated garage, with plenty of storage plus plumbing and undercounter space for washing appliances.

Ascending to the first floor, you'll find a large landing with doors leading to each room. Double Bedroom One, the primary bedroom, features a bay window and separate dressing room with ample storage. Additionally, a private ensuite shower room serves this bedroom, with a luxurious walk-in shower, WC, and vanity basin. Bedroom Two provides an integrated dressing table and wardrobes, and plenty of space for a double bed and additional furnishings. Bedroom Three and Four, also double rooms with integrated wardrobes, offer well-proportioned spaces. Completing the first floor is a family bathroom with a bath, separate shower, WC and basin.



Outside, the private rear garden has been meticulously landscaped with easy maintenance in mind. The paved patio is ideal for enjoying sunny weather with excellent space for garden furniture. This steps down to an artificial lawn bordered by planted beds and painted wooden fencing. A secure side gate provides access to the front of the property.

Monkspath is a highly desirable area with excellent amenities and transport links. Shirley high street offers a mix of major chains, independent shops, and a variety of eateries and pubs. Efficient bus services connect the area to Birmingham city centre and Solihull town, while regular trains run from nearby stations to Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone. Within easy reach of the M42, Birmingham International Airport and the NEC are just an approx. 8-mile drive away. Solihull's Touchwood Development also provides additional shopping, dining, and entertainment. The property is within catchment for Alderbrook School and Monkspath Junior School.

**Details:**

**Entrance Hall**

**WC** 3'8"x5'9" (1.12mx1.75m)

**Lounge** 11'5"x18'11" (3.48mx5.77m) Max. Incl. Bay

**Kitchen/Dining/Living Room** 27'8"x15'1" (8.43mx4.6m) Max.

**Utility Room** 8'11"x10'9" (2.72mx3.28m)

**Storage Space** 8'11"x5'6" (2.72mx1.68m)

**Landing**

**Bedroom One** 11'2"x16'6" (3.4mx5.03m) Max. Incl. Bay

**Ensuite** 8'4"x4'5" (2.54mx1.35m)

**Bedroom Two** 16'5"x9'5" (5mx2.87m) Max. Incl. Wardrobes

**Bedroom Three** 7'4"x13'10" (2.24mx4.22m)

**Bedroom Four** 12'11"x9'5" (3.94mx2.87m) Max. Incl. Wardrobe

**Bathroom** 8'4"x6'5" (2.54mx1.96m)

**EPC Rating: C**

**Council Tax Band: F** (tbc by solicitors).

**Tenure: Freehold** (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.





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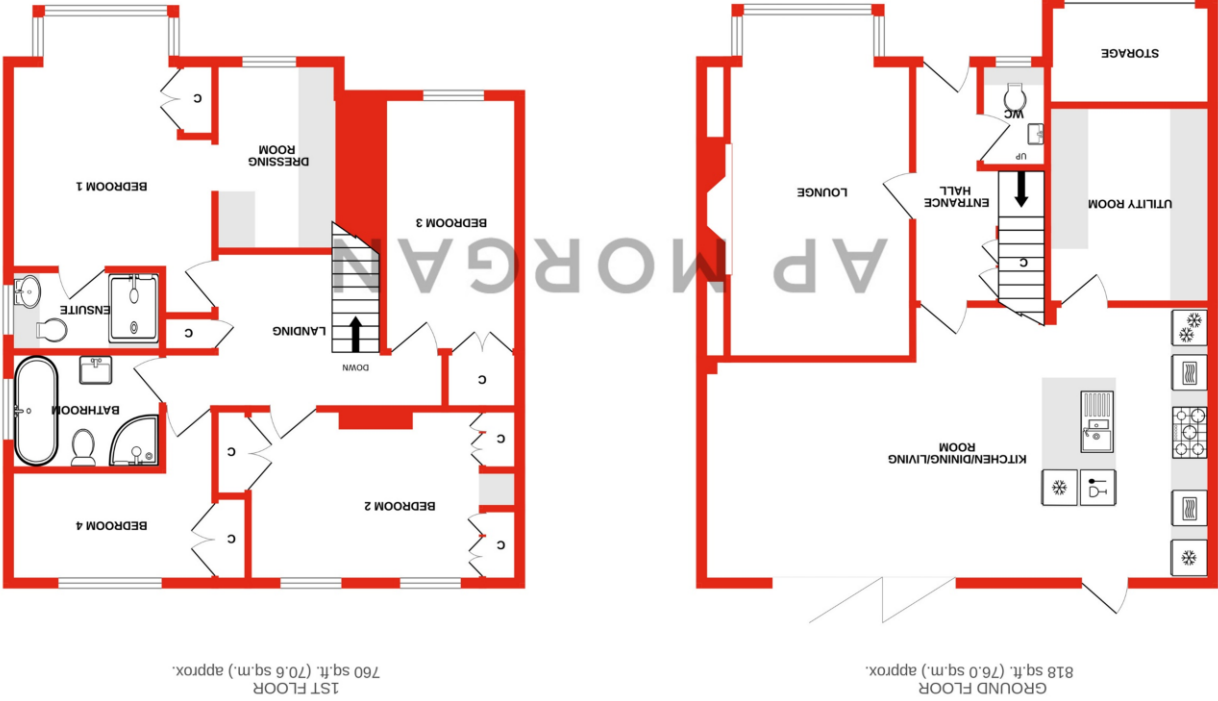
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