



**SB**  
simon burt  
THE ESTATE AGENT  
**FOR SALE**  
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www.simonburthomes.co.uk

77 Tilesford Close, Monkspath, Solihull B90 4YF    £230,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Reception Hall / Fitted Kitchen  
Lounge  
Dining Room  
Three Bedrooms / Bathroom  
Gas Central Heating  
Double Glazing  
Driveway Parking  
Rear Garden  
No Chain

77 Tilesford Close is an attractive, modern, extended, three bedroom, semi detached former residence, enjoying a pleasant convenient cul-de-sac location within this highly respected residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Local Schools

Monkspath Junior and Infant School  
Cheswick Green Primary School

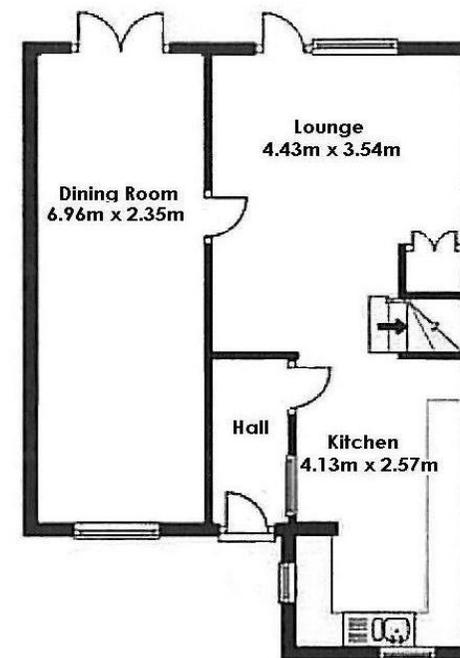
## Vendor's Comments

I have lived in Tilesford Close for over 5 years. When I first bought it, I had the extension built on the side which created two extra bedrooms. The benefit was that the third bedroom wasn't a box room and was a good size as well. I had a brand new bathroom fitted which was exactly what I wanted with an amazing shower head! The back garden was landscaped so I could still have pots on the patio but it lended itself to great parties and made it low maintenance. Perfect!

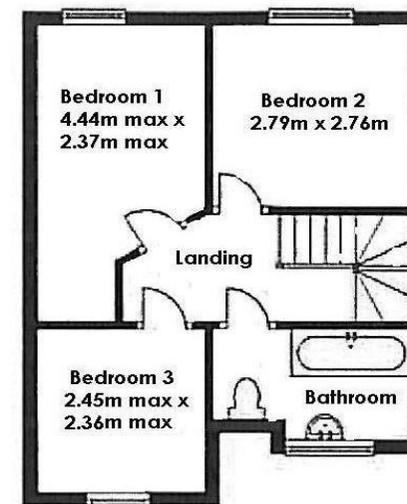
My partner lives in the south so I was travelling a fair bit back and forth. That was my only reason for renting it out over the last year and I'm now selling it as my partner and I will be buying in the Midlands again together. The travelling was the only reason I had to rent (and now sell) as I absolutely adored the house. I love the area and it's brilliant for Solihull Town Centre or jumping on the motorway. It's in a quiet area and the neighbours are lovely. I even keep in touch with some of the people who used to rent the house next door who at one time asked me to let them know if I wanted to sell the house at all because they would be interested in buying it. At the time I wasn't unfortunately but it was lovely to hear that they liked my house that much!

I really hope the next people to own it are as happy as I was there.

## GROUND FLOOR



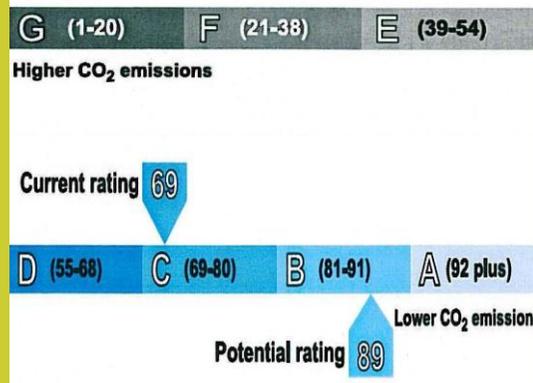
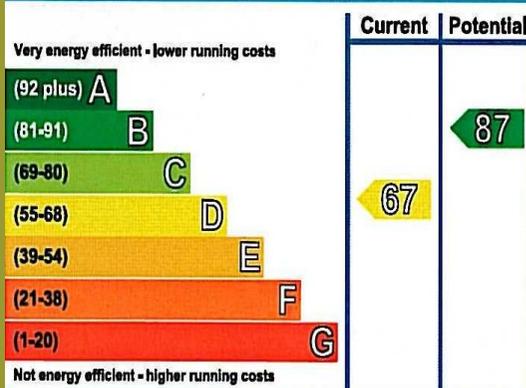
## FIRST FLOOR



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

