



## Whitemoor Drive

Monkspath, Solihull, B90 4UL

- A Three Bedroom Detached Property
- Lounge, Dining Room & Conservatory
- En-Suite Shower Room, Family Bathroom & Guest WC
- No Upward Chain

**£450,000**

EPC Rating '68'







## Property Description

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store

The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into

### Enclosed Porch

With tiled flooring, double glazed windows, lighting and hardwood door with glazed inserts leading through to





### Entrance Hallway

With coving to ceiling, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, ceiling light point and doors leading off to

### Lounge to Front

15' 5" into bay x 10' 9" (4.7m x 3.3m) With double glazed bay window to front elevation, two radiators, coving to ceiling, wall lighting, electric fire with marble hearth and decorative surround and archway leading through to

### Dining Room to Rear

8' 6" x 9' 2" (2.6m x 2.8m) With double glazed sliding patio doors leading into conservatory, ceiling light point with decorative rose, coving to ceiling, radiator and door to



### Kitchen to Rear

11' 5" x 7' 10" (3.5m x 2.4m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, space and plumbing for dishwasher, double glazed window to rear elevation, ceiling light point, radiator, coving to ceiling, door to garage and door leading into utility area

### Conservatory

With polycarbonate roof, double glazed windows, tiled flooring, radiator, double glazed French doors leading out to the rear garden and ceiling light with fan



### Utility Area

7' 2" x 5' 10" (2.2m x 1.8m) With double glazed window and door to rear garden, base cupboard with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space and plumbing for washing machine and tumble dryer, wall mounted Potterton boiler, radiator, ceiling light point and coving to ceiling

### Guest WC

With low flush WC, obscure double glazed window to side elevation, wall mounted wash hand basin, tiling to walls, radiator, coving to ceiling and ceiling light point

### Accommodation on the First Floor

### Landing

With obscure double glazed window to side elevation, loft access, ceiling light point, coving to ceiling, useful airing cupboard and doors leading off to

### Bedroom One to Rear

10' 9" max x 10' 2" (3.3m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobes with mirrored sliding doors, fitted bed-side tables, wall lighting, ceiling light point, coving to ceiling and sliding door leading into





### En-Suite Shower Room

Being fitted with a vanity wash hand basin and shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to splashback areas, shaver socket and radiator

### Bedroom Two to Front

9' 10" x 7' 6" (3.0m x 2.3m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and built-in wardrobes with over-bed storage and fitted vanity area

### Bedroom Three to Front

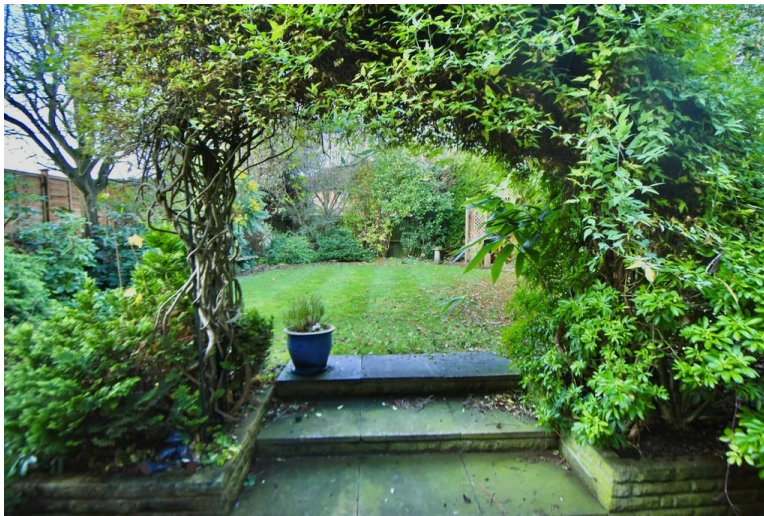
7' 2" x 7' 2" (2.2m x 2.2m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and built-in wardrobes and over-bed storage

### Family Bathroom to Rear

7' 6" x 6' 10" (2.3m x 2.1m) Being fitted with a three piece suite comprising panelled bath with shower attachment over and folding glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator, coving to ceiling and ceiling light point

### Private Rear Garden

With paved patio and paved steps leading up to lawned area, security lighting, side gate access, fencing to boundaries, mature shrubs and bushes and covered pergola area



### Garage

15' 8" x 7' 10" (4.8m x 2.4m) With electric up and over door to driveway, ceiling light point and electric power points

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

