



smarthomes



- An Impressive Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Dining Kitchen

Whitford Drive, Monkspath, Solihull, B90 4YG

£585,000

An impressive detached family home benefitting from no upward chain, four bedrooms, two reception rooms, modern dining kitchen, conservatory, utility, guest WC, family bathroom, en-suite shower room, rear garden, garage and off road parking.

Council Tax Band – F

EPC Rating - 63



## 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 garage door, side gate access, exterior lighting and UPVC double glazed double doors leading into



### Enclosed Porch

With double glazed windows, tiled flooring, lighting and composite door leading through to



### **Entrance Hallway**

With ceiling light points, coving to ceiling, window to front, radiator, Karndean flooring, stairs leading to the first floor accommodation and doors leading off to

### **Reception Room One to Front**

18' 4" x 10' 9" (5.6m x 3.3m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, two radiators, Karndean flooring, electric fire suite and glazed double doors leading through to

### **Modern Dining Kitchen to Rear**

25' 7" x 9' 10" (7.8m x 3.0m) Being fitted with a contemporary range of handle-less wall, drawer and base units with complementary Granite work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset eye-level oven and microwave oven, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, Karndean flooring, two double glazed windows to rear, opening to utility area and double glazed doors leading into

### **Conservatory**

11' 1" x 8' 6" (3.4m x 2.6m) With double glazed windows, double glazed French doors leading out to the rear garden, radiator, spot lights to ceiling, Velux window and Karndean flooring

### **Utility Area**

With UPVC double glazed window to side, radiator, Karndean flooring, fitted base units with Granite work surface over, space and plumbing for washing machine, deep sink with thermostatic shower head over, tiling to splashback areas and spot lights to ceiling

### **Guest WC**

With low flush WC, vanity sink, tiling to walls and floor, radiator, ceiling light point, extractor and LED mirror

### **Reception Room Two to Front**

12' 5" x 7' 6" (3.8m x 2.3m) A versatile room with double glazed window to front elevation, coving to ceiling, spot lights to ceiling, Karndean flooring, radiator and a range of fitted storage

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, loft access, airing cupboard and doors leading off to

#### **Bedroom One to Front**

17' 4" x 10' 5" (5.3m x 3.2m) With two double glazed windows to front elevation, two radiators, spot lights to ceiling, coving to ceiling, fitted wardrobes, built-in storage with mirrored doors and door leading into

#### **En-Suite Shower Room to Front**

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a contemporary three piece white suite comprising of; over-sized walk-in shower enclosure with thermostatic shower, low flush WC and floating vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator, LED mirror, extractor and spot lights to ceiling

#### **Bedroom Two to Rear**

11' 9" x 9' 10" (3.6m x 3.0m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

#### **Bedroom Three to Rear**

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

#### **Bedroom Four to Rear**

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

#### **Family Bathroom**

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and floating vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator, extractor and spot lights to ceiling

## Rear Garden

Being mainly laid to lawn with paved patio, timber decked terrace, fencing to boundaries, storage, mature shrubs and bushes, gated side access and door to garage

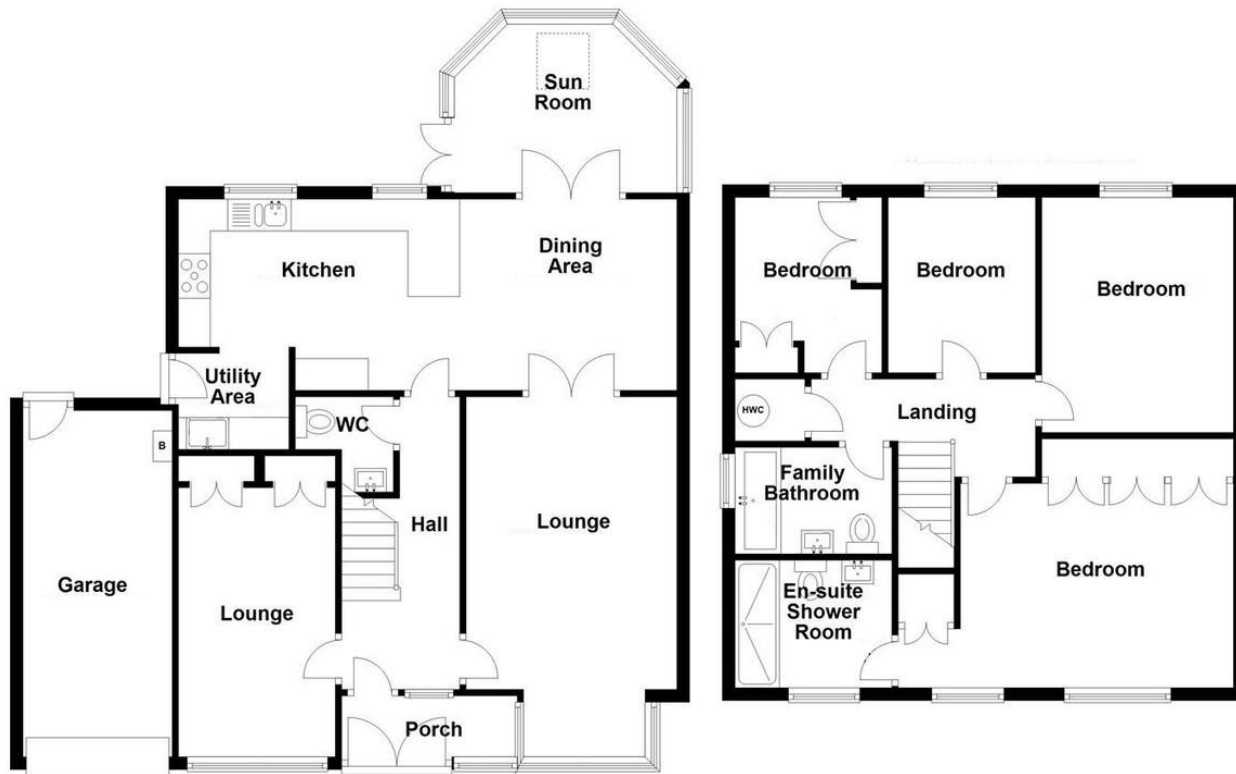
## Garage

17' 8" x 7' 10" (5.4m x 2.4m) With metal up and over garage door to driveway, power-points, wall mounted boiler and UPVC obscure double glazed door leading to the rear garden

## 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 vendor. Current council tax band - F





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