



smarthomes

## Whitemoor Drive

Monkspath, Solihull

- An Extended Semi Detached Family Home
- Two Reception Rooms
- Dual Aspect Breakfast Kitchen
- No Upward Chain

**Offers Over £400,000**

Current EPC Rating 74 (C)  
Current Council Tax Band D







## Property Description

An extended semi detached property offered for sale with no upward chain and offering three bedrooms, two reception rooms, dual aspect breakfast kitchen, utility, guest WC, shower room, low maintenance rear garden, detached single garage and off-road parking

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





## Rooms & Measurements

### Guest WC

Lounge to Front - 3.4m x 4.6m (11'2" x 15'1")

Dual Aspect Breakfast Kitchen - 2.87m x 5.54m (9'5" x 18'2"  
(into bay)

Utility Room to Rear - 1.73m x 2.44m (5'8" x 8'0")

Garden Room - 4.57m x 2.29m (15'0" x 7'6")

Bedroom One to Front - 2.9m x 2.57m (9'6" x 8'5")

Bedroom Two to Front - 2.9m x 2.36m (9'6" x 7'9")

Bedroom Three to Rear - 1.85m x 2.06m (6'1" x 6'9")

Shower Room to Rear - 2.03m x 1.68m (6'8" x 5'6")

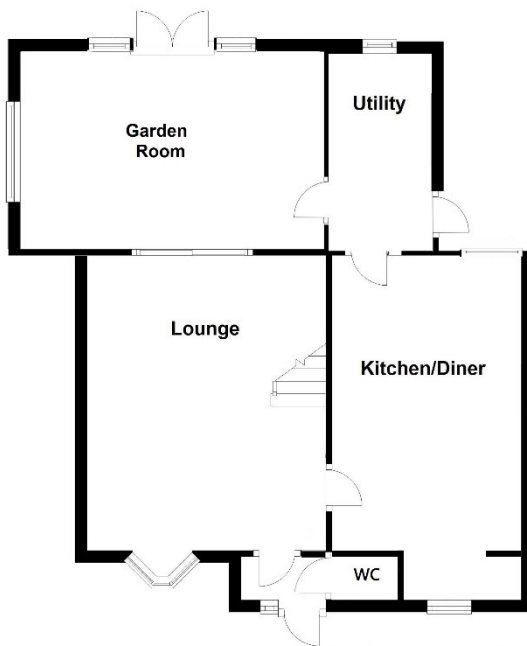
### Tenure

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

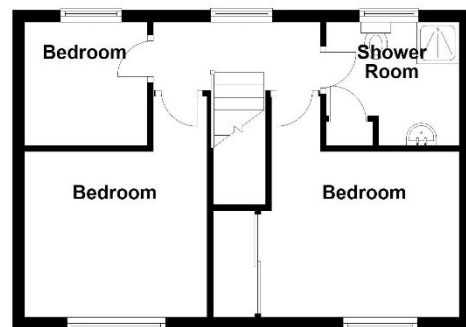




**Ground Floor**



**First Floor**



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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.