



# Whitemoor Drive, Monkspath

**Asking Price £350,000**

- SEMI DEATCHED
- TWO BEDROOM (POTENTIAL FOR THREE)
- LARGE DRIVE WAY
- DETACHED SINGLE GARAGE
- CONSERVTAORY
- AVAILABLE CHAIN FREE
- POPULAR LOCATION
- FITTED BEDROOM STORAGE
- PRIVATE GARDENS

Whitemoor Drive is a popular cul-de-sac located on the ever popular Monkspath development and enjoys a pleasant position on the road. The main road through the development is Monkspath Hall Road which gives access to the town centre of Solihull or in the opposite direction to the A34 Stratford Road in Shirley.

In nearby Shelly Crescent one will find a parade of local shops together with takeaway outlets, public house and restaurant and doctors surgery.

Close to the property is Widney Manor Railway Station offering services to Birmingham and beyond. Adjacent is Widney Manor golf course and fitness centre. Solihull has its own main line London to Birmingham Railway Station opposite which is Tudor Grange Park and leisure centre and Solihull College.

### **ENTRANCE PORCH**

Accessed via UPVC glazed door leading to inner door allowing access to the accommodation.

### **ENTRANCE HALL**

A compact entrance hall allowing access into the living dining room and the first floor.

### **LIVING DINING ROOM**

**11'11" max x 23'0" (3.652 max x 7.026)**



A large front to back living dining room with double aspect window to front and rear elevation. With gas fire place and brick surround. Having ceiling and wall mounted lighting lights and wall mounted radiator with access into the kitchen.

### **KITCHEN**

**10'8" x 7'1" (3.262 x 2.183)**



A fitted kitchen with a range of wall mounted and base units with worktop over. With fitted appliances including electric oven and hob with electric extractor, stainless steel sink with mixer tap and space and plumbing for washer and drying machine. Having a door onto the rear garden, window to the rear elevation, wall mounted radiator and ceiling light.

### **CONSERVATORY**

**11'2" x 8'0" (3.410 x 2.458)**



A good sized conservatory with French doors opening onto the rear garden.

**BEDROOM ONE**  
**15'4" x 11'9" max (4.683 x 3.604 max)**



A huge double room with heaps of fitted storage. Designed as a three bed built built as a two bed this room could easily be converted back into two rooms making the property a three bed. The room currently has double aspect window to the rear elevation, wall mounted radiators and ceiling light.



**BEDROOM TWO**  
**11'1" x 8'7" (3.402 x 2.640)**



Another double room with ample fitted wardrobes. with a

window to the front elevation, ceiling light and wall mounted radiator.

**BATHROOM**  
**8'5" x 6'4" (2.566 x 1.934)**



A fitted bathroom with wash basin, toilet and bath with thermostatic shower over and access into the airing cupboard. With window to front elevation, ceiling light and wall mounted radiator.

**GARAGE**  
**16'8" x 8'2" (5.082 x 2.512)**

A single garage with electric powered up and over door and side door access into the garden. With power and lighting.

**OUTSIDE**



Having a good sized frontage with extending driveway allowing parking for numerous vehicles and a side garden laid to lawn. To the rear we have a private garden, mainly paved and laid to lawn with some feature planting and seating areas. With garden shed and access into the garage via side door.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### LOCATION

Leaving the town centre of Solihull via Monkspath Hall Road proceed straight on at three traffic islands and take the third turning on the right into Whitemoor Drive

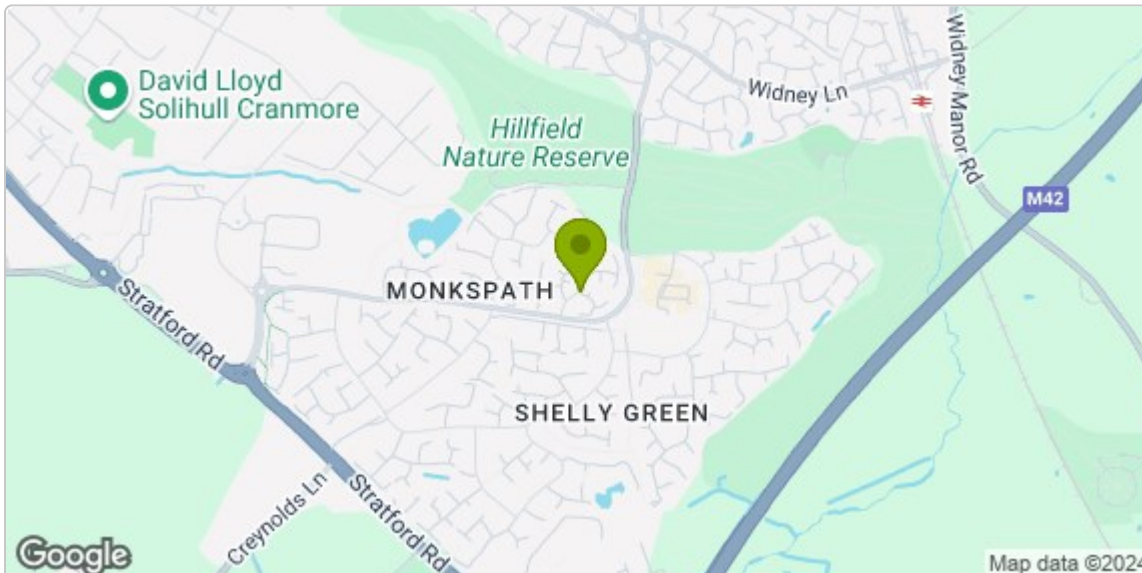
### TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:  
10 Whitemoor Drive  
Monkspath Solihull B90 4UL

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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