



**Whitemoor Drive, Shirley**

Guide Price £325,000







## PROPERTY OVERVIEW

This well-presented three bedroom semi-detached home is offered to the market with no upward chain and is ideally situated on a quiet and sought after road, close to local amenities and reputable schools.

Upon entering the property through the entrance porch, you are welcomed into a spacious living room that provides an inviting setting for relaxation and entertaining. The dining room is seamlessly connected to a fitted kitchen, which enjoys pleasant views of the rear garden, creating a bright and sociable space for family meals and gatherings.

Upstairs, the property boasts three bedrooms, including two generous doubles and a versatile single bedroom that could serve as a home office or nursery. The family bathroom is well-appointed and designed to cater to the needs of a growing household.

Additional features include a detached single garage with parking available in front, providing secure storage and convenience for vehicles.

This property represents an excellent opportunity for families and professionals alike to acquire a comfortable and practical home in a highly regarded location. With its well-proportioned accommodation and scope for personalisation, early viewing is highly recommended to appreciate all that this home has to offer.





## PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a Doctor's surgery, dentist and Monkspath Primary School for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Set On A Quiet & Sought After Road
- Spacious Living Room
- Dining Room Connected To Fitted Kitchen
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Private Rear Garden
- Detached Single Garage & Parking







#### **ENTRANCE PORCH**

#### **LIVING ROOM**

15' 0" x 11' 4" (4.58m x 3.46m)

#### **DINING ROOM**

9' 8" x 7' 2" (2.94m x 2.19m)

#### **KITCHEN**

11' 5" x 7' 3" (3.47m x 2.22m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 8' 6" (3.65m x 2.59m)

#### **BEDROOM TWO**

10' 3" x 8' 3" (3.13m x 2.51m)

#### **BEDROOM THREE**

7' 4" x 6' 6" (2.24m x 1.97m)

#### **BATHROOM**

6' 9" x 5' 10" (2.07m x 1.77m)

#### **TOTAL SQUARE FOOTAGE**

66.0 sq.m (715 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **DRIVEWAY PARKING**

#### **GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, dishwasher, some carpets, all curtains, some blinds, all light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, gas, sewers and electricity.

#### **INFORMATION FOR POTENTIAL BUYERS**

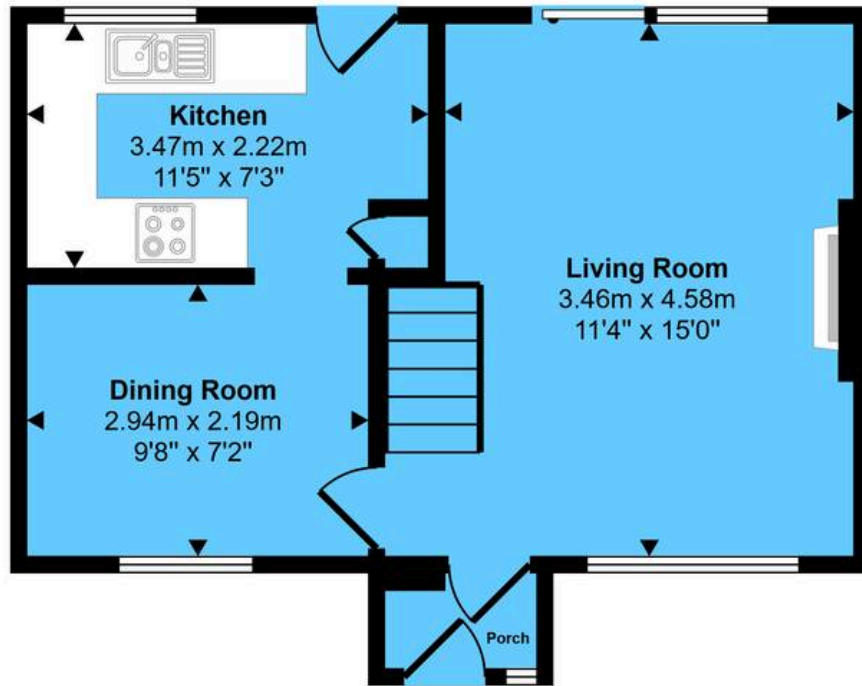
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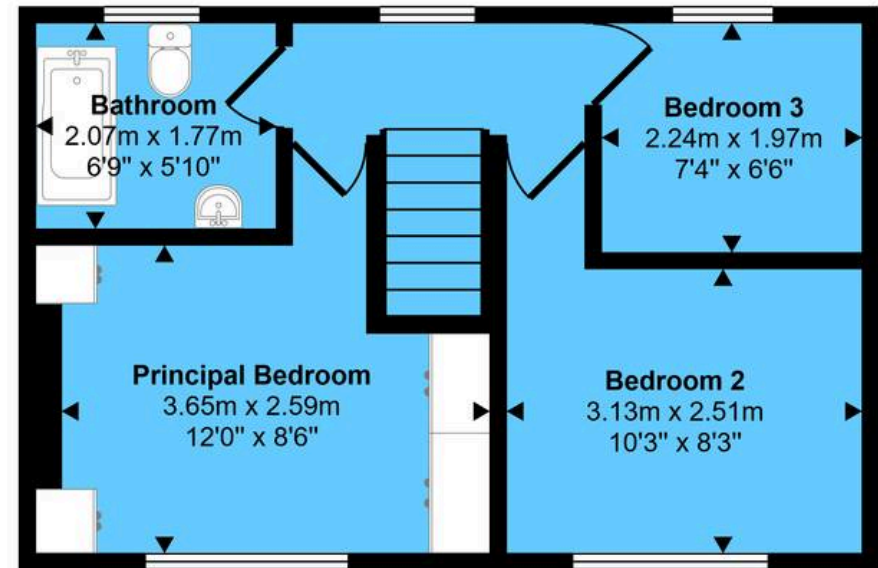




Approx Gross Internal Area  
66 sq m / 715 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft



First Floor  
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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