



Whitemoor Drive, Shirley

Guide Price £325,000

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HOMES



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

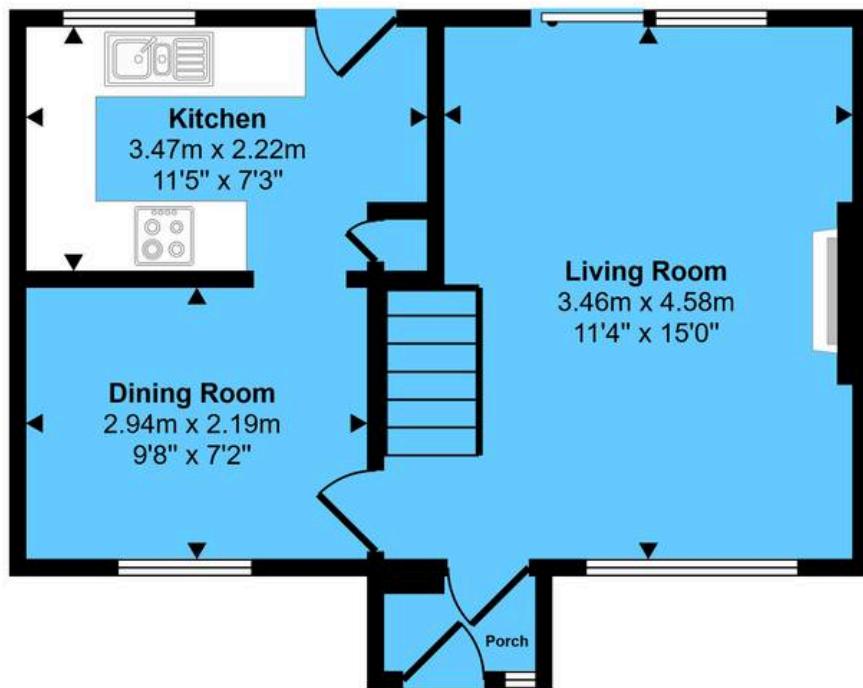
Services – direct mains water, gas, sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

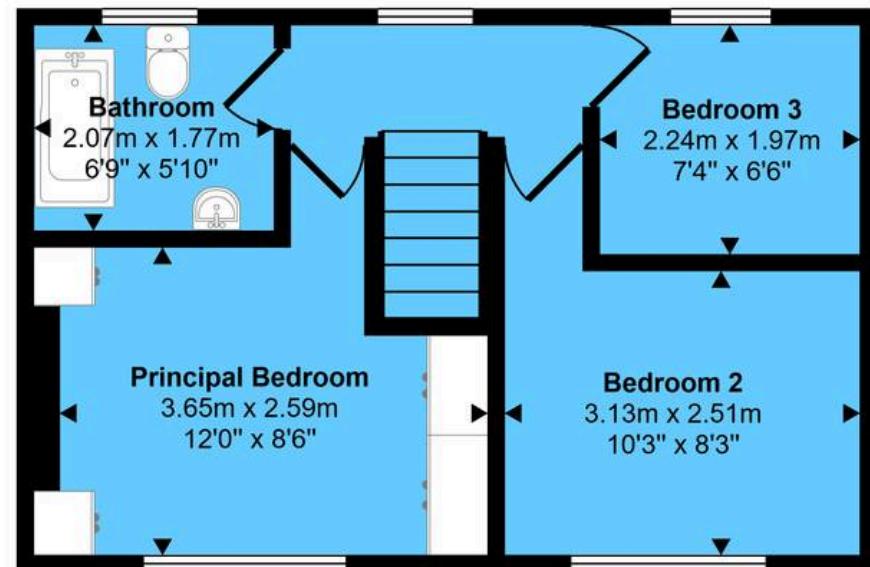


Approx Gross Internal Area
66 sq m / 715 sq ft



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.

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6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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