

# Horton & Senate



20 Whitemoor Drive, Shirley, Solihull, B90 4UL

£337,500

- Three Bedroom Semi Detached
- Single Garage
- Landscaped Rear Garden
- Close To Local Amenities
- Spacious Boarded Loft
- No Upward Chain
- Conservatory
- Sough After Location
- Schools Nearby
- Off Road Parking



# 20 Whitemoor Drive, Solihull B90 4UL

Horton & Senate are delighted to present to you this three bedroom semi-detached family home located on Whitemoor Drive just off Monkspath Hall Road, boasting a sought after residential location just a stone's throw from Hillfield Nature Reserve and Widney Manor Golf Club and train station.

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Council Tax Band: D



## Description

The property is a real refurbishment opportunity to add your stamp to create your perfect family home in one of the county's most sought after areas, with excellent transport and commuter links nearby, Hillfield and Monkspath park, Shelly Farm amenities and Doctor's surgery with short drive into Solihull Town Centre or Birmingham and beyond.

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

### Ground floor

#### Entrance hall

Stairs leading to first floor landing, central heating radiator and door leading to the lounge.

#### Lounge

Having a double glaze window to the front elevation, central heating radiator, and a feature fireplace with built-in fire.

#### Dining area

Fantastic space with an area for dining, a central heating radiator, a door leading to the kitchen, and double doors leading to the conservatory.

#### Conservatory

Forming part of the extension of the property there is a central heating radiator space for a seating area and views overlooking the rear garden

#### Kitchen

The kitchen comprises of range of wall and floor

base units with work surface over and tiling to splash prone areas. There is an integrated hob, an integrated double oven, space and plumbing for a washing machine, space for a fridge freezer, a pantry, a door leading to the garden, and a window overlooking the rear garden.

### First floor

#### Landing

A spacious landing with a double glazed window to the side and doors leading to rooms.

#### Bedroom one

Having a double glazed window to the rear, I central heating radiator, and a range of fitted wardrobes

#### Bedroom two

A double bedroom with a double glazed window to the front, central heating radiator, and arrange a fitted wardrobes.

#### Bedroom three.

A single bedroom with a double glaze window to the rear, central heating radiator, and space storage cupboards.

#### Bathroom

The suite comprises of a bathroom with shower over, low-level WC, sink, central heating radiator and an airing cupboard. There is a double glazed window to the front elevation and tiling to the walls.

#### Garden

The private rear garden has been landscape for low maintenance and convenience. The lawn is artificial grass and there is fence to the boundaries and a door providing access to the garage and a gate providing access to the front of the property and the driveway.

#### Garage

There is a door providing access to the garden from the garage and up and over door to the front leading to the driveway space for storage and cupboards.

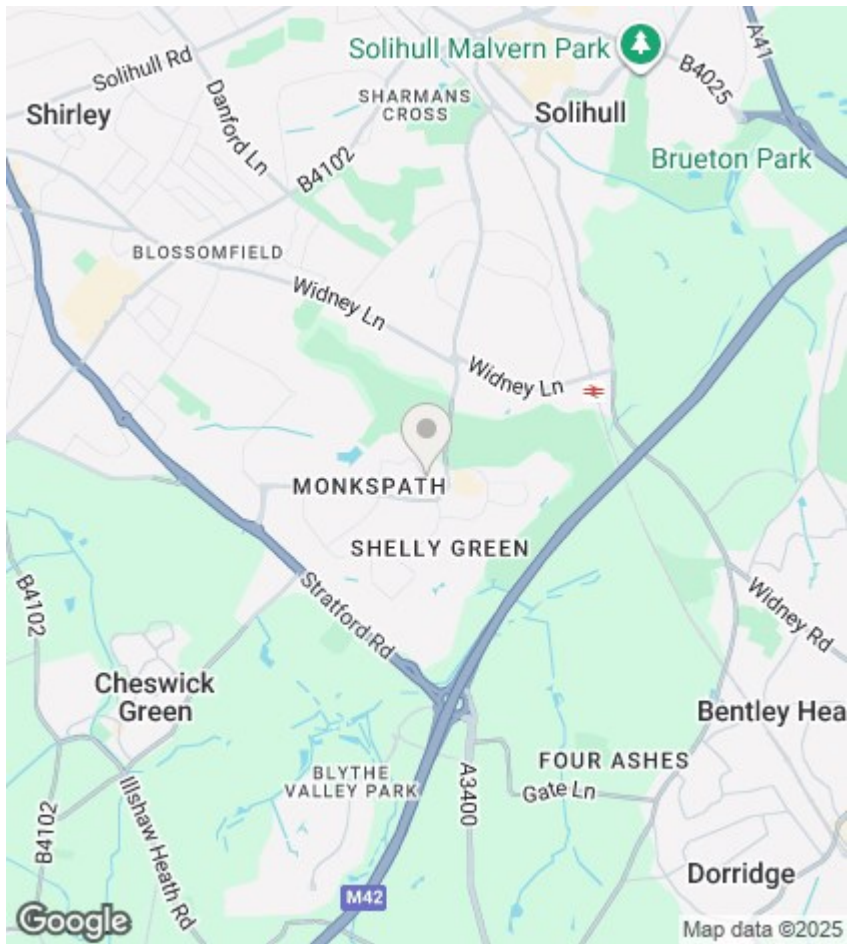


The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017  
'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.









## Directions

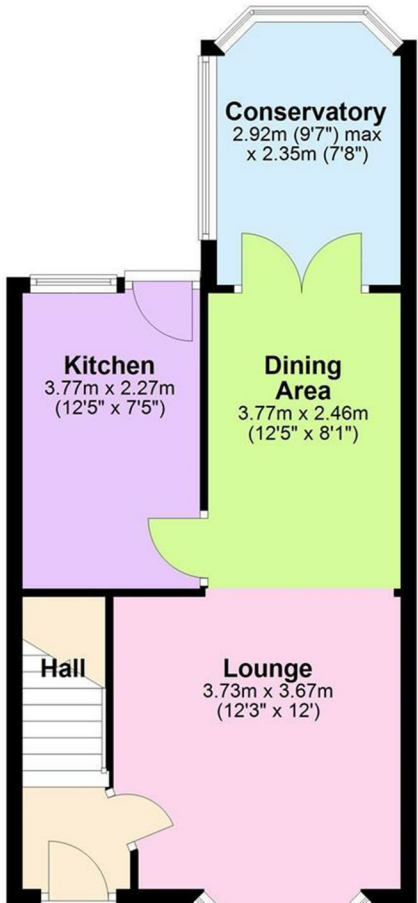
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

## Ground Floor



## First Floor

