



53 Whitford Drive, Monkspath, Solihull,
B90 4YG

Price Guide **£369,950**

- Beautifully Presented Detached
- Four Bedrooms & En Suite, Family Bathroom
- Lounge & Separate Dining Room
- Fitted Breakfast Kitchen
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating – D

0121 709 3300

53 Whitford Drive, Monkspath, Solihull, B90 4YG

A beautifully presented four bedroom detached residence situated in the highly sought after Monkspath development, appointed and decorated to a high standard and within close proximity to Solihull Town Centre and excellent schools. The accommodation briefly comprises vestibule, lounge, dining room, fitted kitchen, utility, cloak room/wc, master bedroom with en suite, three further bedrooms, family bathroom, well screened rear garden and single garage.

APPROACH

Via a block paved driveway enabling off road parking, lawned foregarden extending to the side of the property. There is a covered storm porch entrance, UPVC double glazed front door leading to:

VESTIBULE

Single panel radiator, ceiling light point, door to:

LOUNGE

16' 6" (5.03M) X 12' 2" (3.71M)

A beautiful Portuguese limestone fire surround with inset stone effect gas fire, TV aerial point, two double panel radiators, ceiling light point, UPVC double glazed bay window to front aspect, two wall light points, door to:



DINING ROOM

9' 10" (3M) X 9' 7" (2.92M)

Single panel radiator, ceiling light point, UPVC double glazed sliding patio doors to rear garden, door to:

FITTED KITCHEN

10' 8" (3.25M) X 9' 7" (2.92M)

A beautifully appointed kitchen comprises a comprehensive range of wall and base units with co-ordinated roll top work surface over, one and a half bowl stainless steel sink and drainer unit, integrated ceramic hob and electric oven, plumbing for dishwasher, concealed extractor fan over, complementary tiling to walls and floor, ceiling spot lights, single panel radiator, door to under stairs storage cupboard, UPVC double glazed window to rear aspect, door to:



UTILITY

5' 4" (1.63M) X 4' 4" (1.32M)

Stainless steel sink and drainer unit, matching wall and base units with roll top work surface over, space and plumbing for washing machine, wall mounted central heating boiler, complementary tiling to walls and floor, spot lights, obscure UPVC double glazed door to garden, door to:

CLOAK ROOM/WC

Re-fitted cloak room comprises low level flush wc, wash hand basin, complementary tiling to walls and floor, spot lights, obscure UPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Loft access, doors to all bedrooms and bathroom, ceiling light point.



MASTER BEDROOM

12' 6" (3.81M) X 12' 3" (3.73M)

Two UPVC double glazed windows to front aspect, single panel radiator, large recess for wardrobe, telephone point, ceiling light point, double fitted wardrobe with sliding mirror doors, door to:

EN SUITE

A beautifully appointed en suite comprises low level flush wc, wash hand basin with vanity unit below, separate shower enclosure with thermostatic shower over, complementary tiling to splash prone areas, spot lights, single panel radiator, obscure UPVC double glazed window to front aspect.

BEDROOM TWO

13' 3" (4.04M) X 9' 0" (2.74M)

UPVC double glazed window to rear aspect, large recess for wardrobe single panel radiator, ceiling light point.

BEDROOM THREE

10' 3" (3.12M) X 7' 0" (2.13M)

UPVC double glazed window to rear aspect, single panel radiator, telephone point and ADSL line, ceiling light point.

BEDROOM FOUR

7' 6" (2.29M) X 7' 3" (2.21M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

FAMILY BATHROOM

8' 0" (2.44M) X 6' 9" (2.06M)

A re-fitted bathroom comprises low level flush wc, pedestal wash hand basin, panelled bath with chrome shower attachment over, fully tiled walls, vinyl flooring, spot lights, extractor fan, airing cupboard housing water cylinder tank with immersion facility, single panel radiator, obscure UPVC double glazed window to side aspect.

REAR GARDEN

Full width paved patio area, being mainly laid to lawn, brick wall and timber fencing to perimeter, well maintained conifer screening to rear, access to front through side gateway, external water supply, security lighting.

GARAGE

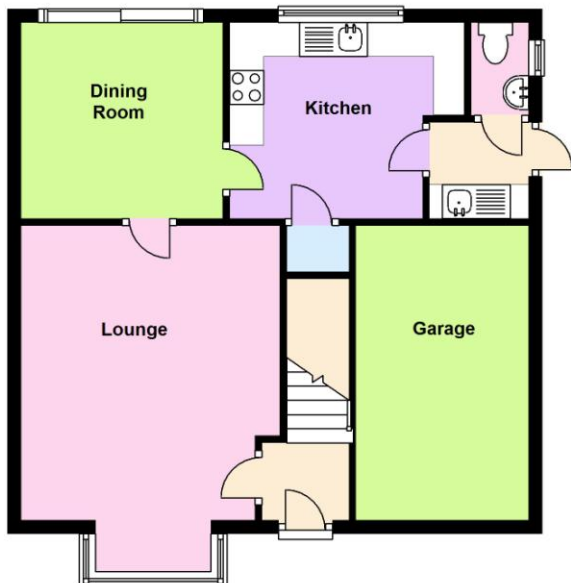
16' 9" (5.11M) X 7' 11" (2.41M)

Up and over door, power supply and lighting.



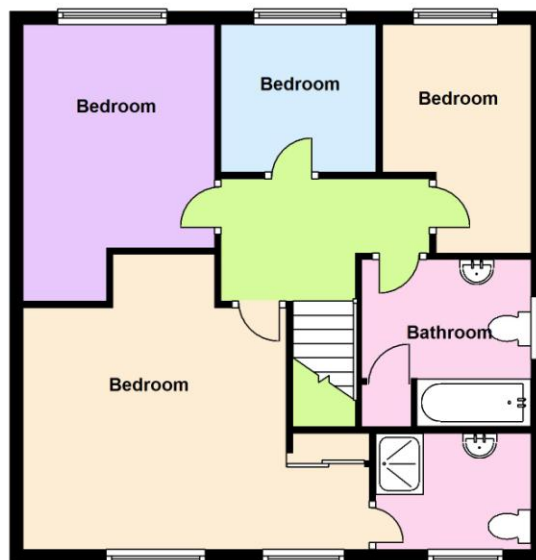
Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



Total area: approx. 114.2 sq. metres (1229.7 sq. feet)



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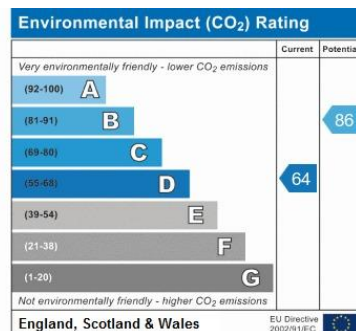
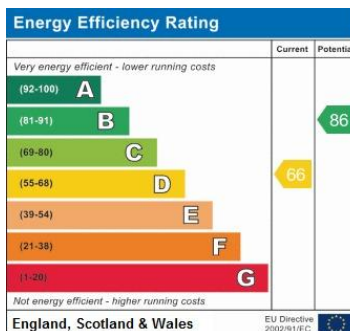
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The way home is our passion



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