



74 Whitemoor Drive, B90 4UL
Sale Price Offers in Excess of £450,000



Love
Property Co.

74 Whitemoor Drive, Monkspath, Solihull, B90 4UL

Tenure - Freehold

EPC Rating - C

Council Tax Band - E

Love Property Co are pleased to offer this charming home, situated in a sought-after location on Whitemoor Drive in Monkspath. The property is sold with no upward chain and boasts three well-proportioned bedrooms, master bedroom with en-suite and further family bathroom, a bright, warm extended lounge/dining room, good sized kitchen and a spacious private, well matured rear garden. Additional features include a single garage.

Lounge/Dining Room - A spacious and extended dual-room with lovely views to the garden with feature patio doors that open directly into the rear garden, electric fire with feature fireplace surround, double glazed windows to the garden with central heating radiators and ceiling light points.

Kitchen - A selection of wall and base cabinets complemented by stylish countertops. Includes plumbing for both a washing machine and dishwasher, along with an integrated electric oven and gas hob complete with overhead extractor fan. A door provides convenient side access to the front and rear garden.

Bedroom One - Spacious double bedroom, en-suite with electric shower and cubical, towel rail, built in wardrobes, double-glazed window and a central heating radiator.

Bedroom Two - Double bedroom with storage area, double-glazed window and central heating radiator.

Bedroom Three - Double bedroom with a double-glazed window and a central heating radiator.

Bathroom - Fully tiled walls and floors, featuring a panelled bath with overhead electric shower, WC, wash basin, heated towel rail and double-glazed window.

Garden - Generous and beautiful private rear garden featuring lovely, patterned slabs, curved wall, raised lawn, impressive flower beds and shrubs and path leading to top of the garden



PROPERTY MEASUREMENTS:

LOUNGE - 18' 4" x 13' 10" (5.60m x 4.22m)

DINING ROOM - 10'3" x 8' 7" (3.12m x 2.61m)

KITCHEN - 13' 1" x 8' 7" (4.00m x 2.61m)

WC -

BEDROOM ONE - 12' 1" x 8' 2" (3.67m x 2.50m)

EN-SUITE - 7' 5" x 6' 3" (2.25m x 1.90m)

BEDROOM TWO - 15' 5" x 7' 10" (4.70m x 2.38m)

BEDROOM THREE - 9' 10" x 8' 3" (3.00m x 2.50m)

GARAGE - 16' 5" x 7' 6" (4.99m x 2.28m)

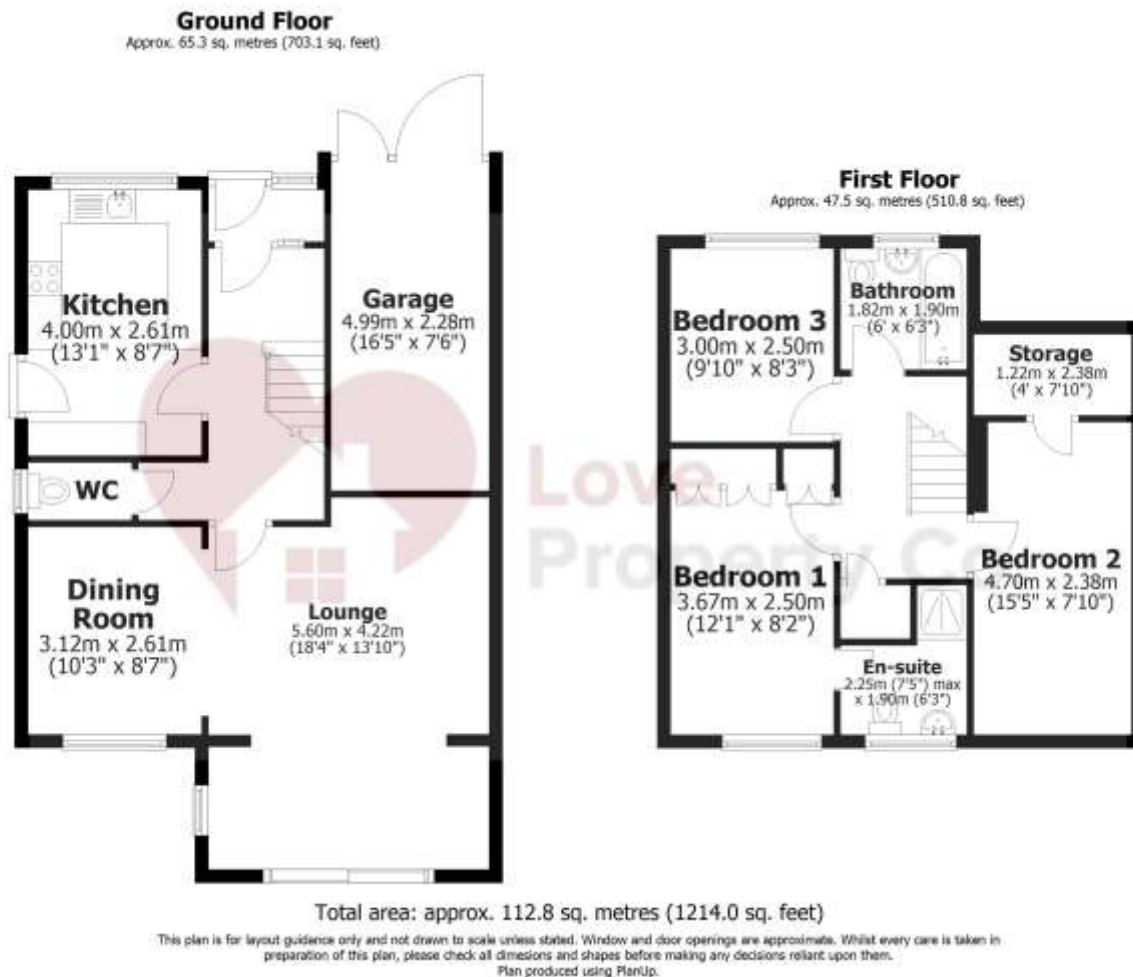
TOTAL SQUARE FOOTAGE –
1214.0 sq. ft approx. (112.8 sq. Metres)

EPC RATING – C
COUNCIL TAX BAND – E

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



Love
Property Co.