



PARKING FOR
RESIDENTS
ONLY

Kinton Green Road, Solihull, B92 7EB

Offers over £185,000



Two bedroom spectacular and spacious apartment set on the second floor within the exclusive Kineton Grange situated in the conservation area of Kineton Green Road and within easy access to Solihull Town Centre. Comprising, entrance hallway, fantastic open plan lounge/diner, Kitchen, Two double bedrooms, modern bathroom, en-suite to master, off-road parking. High specification throughout!



Located on the second floor(top), this apartment benefits from a superb location, double glazing, gas central heating, quality integrated appliances and fittings throughout.

Bathroom

5'11" x 9'3" (1.82m x 2.84m)

Reception Hall

Welcoming reception hall adorned with charming aesthetics and equipped with a security intercom system and doors leading to the various rooms

Living Room

Spacious, bright, and airy living/Dining room with a large front-facing double glazed window, creating a versatile and inviting space.

Kitchen

Leading off the hallway the kitchen offers an array of base and wall units, and integrated appliances.

BEDROOM 1

With carpet to floor and double glazed window.

En-suite Shower

Tiled en-suite shower room with a white suite, complete with a sleek glass-enclosed shower, toilet, and wash basin.

Bathroom

Contemporary bathroom, fully tiled, showcasing a pristine white suite comprising a bathtub, toilet, and washbasin.

BEDROOM 2

Having carpet to floor and double glazed window.

108 years remaining on the Lease.

Annual Service charge £1,588.17

Annual Ground Rent £150

Hall

Lounge/Diner 14'4" x 13'6" (4.37m x 4.12m)

Kitchen 7'1" x 10'4" (2.17m x 3.16m)

Bedroom 1 17'10" x 10'4" (5.45m x 3.16m)

En-Suite 5'10" x 5'10" (1.78m x 1.78m)

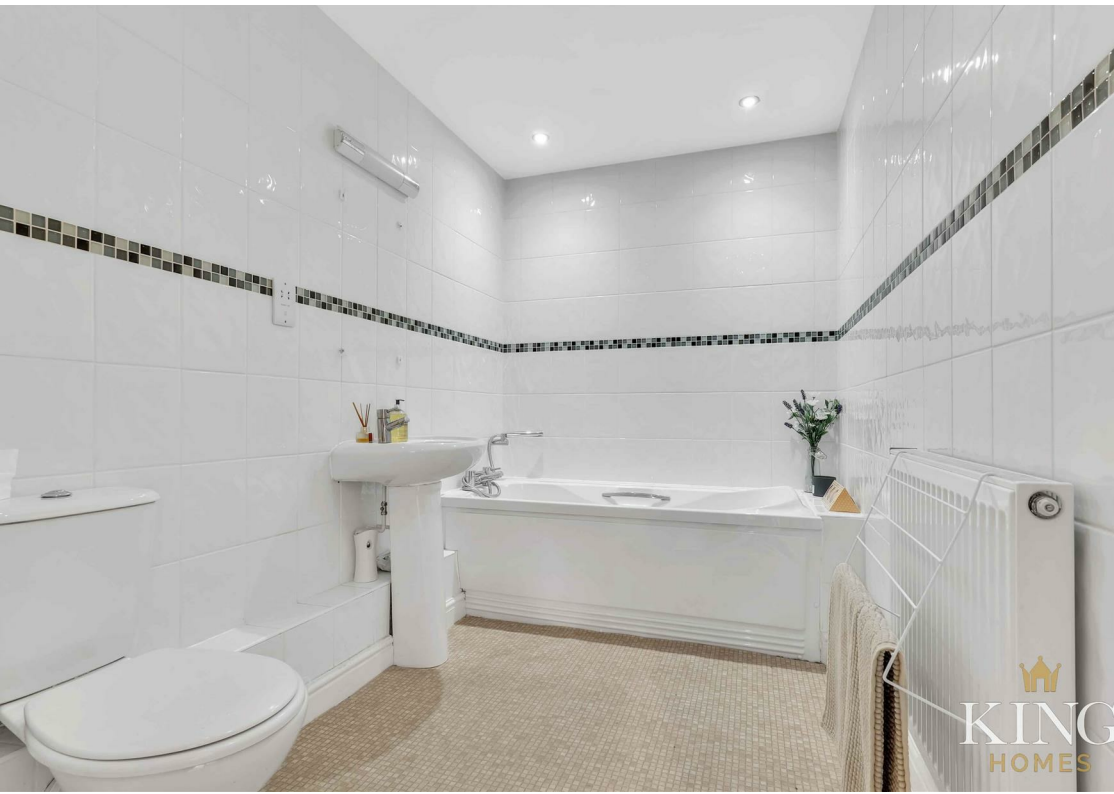
Bedroom 2 10'6" x 9'3" (3.22m x 2.84m)



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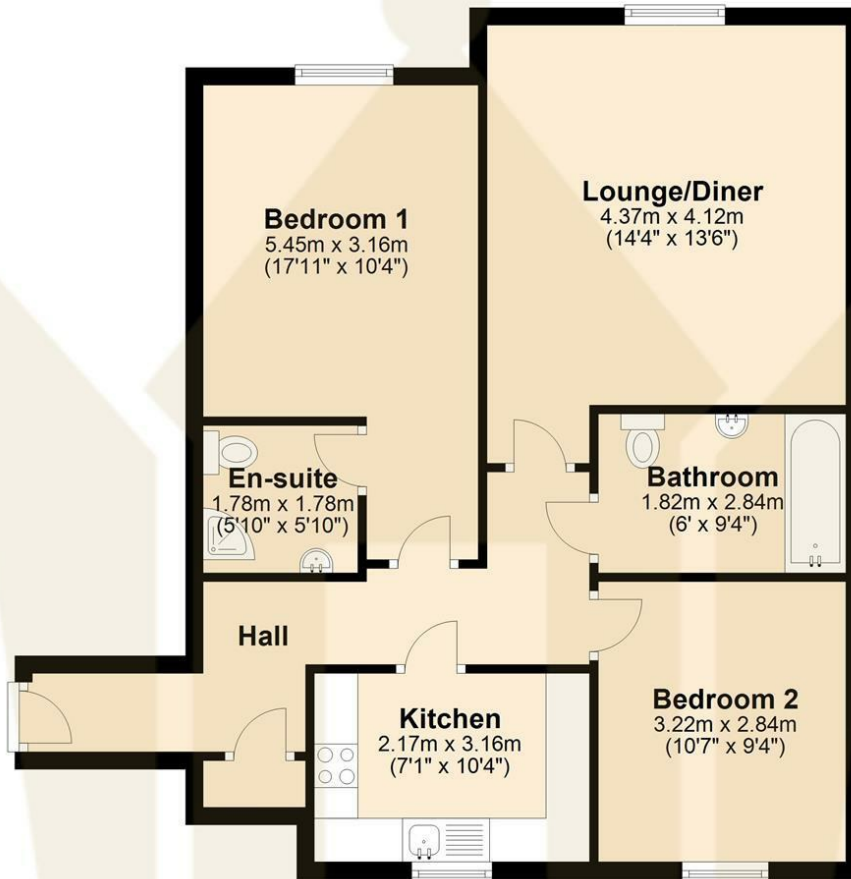


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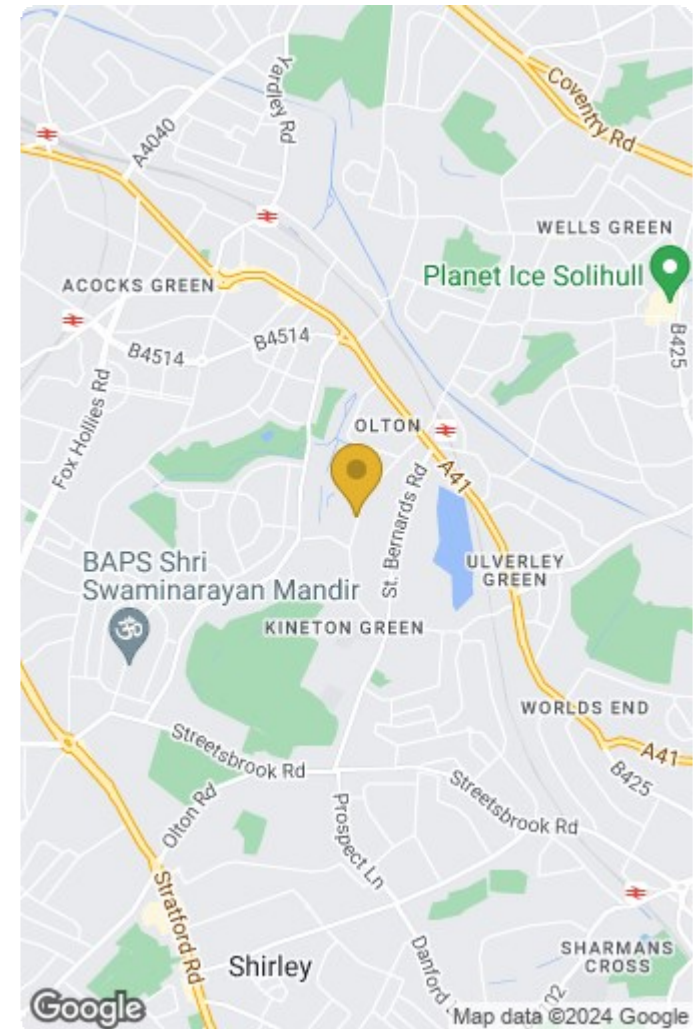


Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



Total area: approx. 64.0 sq. metres (689.2 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		