



smarthomes

## Kineton Green Road

Solihull

- A Beautifully Presented Five Bedroom Family Home
- Extended & Re-Fitted Kitchen, Family Bathroom & Shower Room
- Extensive Landscaped Rear Garden
- Three Reception Rooms

**£825,000**

Current EPC Rating - C  
Current Council Tax Band - F





## Property Description

An impressive and recently renovated five bedroom period property offering spacious accommodation comprising stunning extended open plan family dining kitchen with snug off, lounge, family room, guest WC, three first floor bedrooms and family bathroom, two second floor bedrooms and shower room, garage, landscaped rear garden and timber built summer house

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Lounge to Front 5.36m x 3.73m (17'7" (into bay) x 12'3")

Family Room 3.4m x 3.71m (11'2" (max) x 12'2" (max))

Stunning Extended Open Plan Family Dining Kitchen 5.56m x 7.72m (18'3" x 25'4")

Snug 4.14m x 3.23m (13'7" x 10'7")

Inner Lobby 5.69m x 1.7m (18'8" x 5'7")

Guest WC 1.07m x 2.26m (3'6" x 7'5")

Bedroom One to Front 4.29m x 3.78m (14'1" x 12'5")

Bedroom Two to Rear 4.17m x 2.95m (13'8" x 9'8")

Bedroom Three to Rear 3.45m x 2.67m (11'4" (max) x 8'9" (max))

Family Bathroom to Side 2.9m x 1.68m (9'6" x 5'6")

Bedroom Four to Rear 4.39m x 3.23m (14'5" x 10'7")

Walk-In Wardrobe 3.1m x 1.35m (10'2" x 4'5")

Bedroom Five to Front 4.19m x 2.74m (13'9" x 9'0")

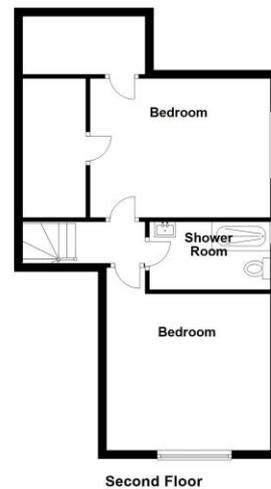
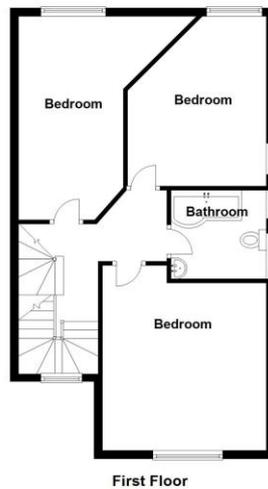
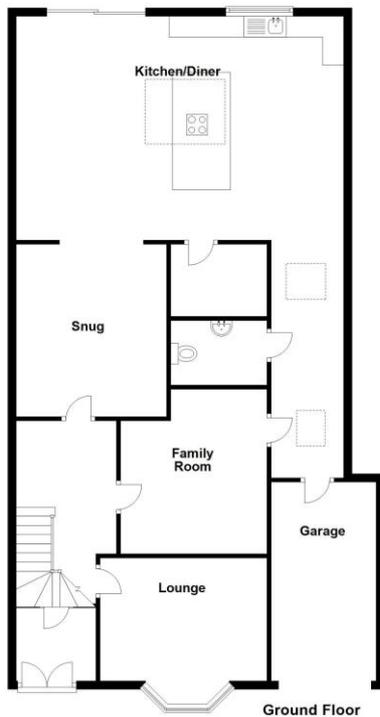
Shower Room to Side 2.34m x 1.75m (7'8" x 5'9")

Garage 5.11m x 2.62m (16'9" x 8'7")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



Total area: approx. 234.8 sq. metres (2527.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.