



**£425,000 Offers Over**  
Kineton Green Road, Solihull B92 7EQ

**GUEST**  
ESTATE AGENTS



Detached family home  
Desirable Solihull suburb location  
Four bedrooms, two with fitted wardrobes  
Master bedroom with shower room  
Family bathroom & downstairs WC  
Large through living/dining room  
Exceptional scope to update and add value  
Good sized, private rear garden  
Garage & large driveway

Set back from the road in a leafy residential area of Solihull, this detached four bedroom property offers a rare opportunity to create a stylish and well-appointed family home tailored to your own tastes. The generous plot and flexible layout make this an exciting refurbishment project in a desirable postcode close to excellent amenities, schools and transport links.

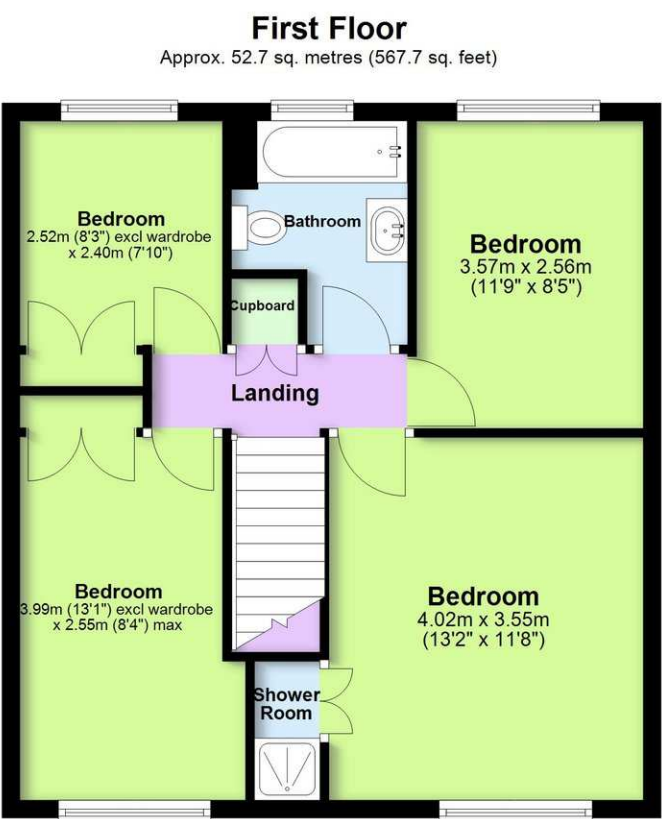
To the front, the property sits proudly on a leafy stretch of Kineton Green Road, surrounded by similar well-established homes and enjoying a classic suburban feel. You enter the home through an enclosed porch, ideal for coats and shoes, which opens into the main hallway. To the right is the exceptionally large living room/diner, a bright and spacious dual-aspect room stretching the full depth of the property. A wide sliding door at the rear provides a lovely view of the garden and access onto the patio. The kitchen, situated at the end of the hallway, offers access to a compact side conservatory, which in turn leads to the rear of the integrated garage, adding convenience and versatility. A downstairs WC completes the ground floor layout.

Upstairs, the property provides four well-proportioned bedrooms, making it ideal for families. Two of the bedrooms include fitted wardrobes, while the master bedroom benefits from a private shower room (without WC or basin). A family bathroom serves the remaining bedrooms. A real advantage of this home is the rear garden, which offers exceptional space and privacy. Featuring a large patio, extensive lawn and mature boundary hedging, the space offers a fantastic blank canvas, ready to be transformed into a stunning landscaped garden.

Although the property requires full refurbishment, its spacious layout, attractive plot and outstanding location ensure this home represents a superb opportunity for buyers looking to create something special in one of Solihull's most desirable residential areas.



Floorplan



Total area: approx. 130.9 sq. metres (1408.7 sq. feet)

The overall area includes the garage. Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



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### **Our contact details**

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