



Kimberley Road, SOLIHULL B92 8PX

welcome to

Kimberley Road, SOLIHULL

A well presented and deceptively spacious three bedroom semi-detached, situated in the popular residential area of Solihull. The home is ideal for a growing family seeking to be in a location with close proximity to local amenities, schools and transport links.

Agent Note

The Council Tax Band is C.

Entrance Porch

Double glazed sliding door to front and double glazed window to side.

Entrance Hall

Obscure double glazed door and window to front. Central heating radiator and access to storage (housing the boiler).

Dining Room

14' 3" x 10' 6" excluding bay (4.34m x 3.20m excluding bay)
Double glazed bay window to front. Central heating radiator.

Reception Room

16' 11" plus door recess x 14' 3" into recess (5.16m plus door recess x 4.34m into recess)
Double glazed sliding door to rear. Two central heating radiators.

Kitchen

(Not measured, please ensure it meets your requirements) Two obscure double glazed windows to side. Double glazed door and window to rear. A range of wall and base units with sink and drainer. Integrated appliance (washing machine). Space for free standing appliances (cooker & fridge-freezer). Extractor hood and tiling to splash prone areas.

Conservatory

(Not measured, please ensure it meets your requirements) Double glazed door to rear. Double glazed windows to rear and side.

Landing

Obscure double glazed window to side. Access to loft.

Bedroom One

12' 10" into bay x 9' 11" to wardrobe (3.91m into bay x 3.02m to wardrobe)
Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

Bedroom Two

12' 3" x 11' (3.73m x 3.35m)
Double glazed window to rear. Central heating radiator and access to storage.

Bedroom Three

8' 11" max x 7' 4" (2.72m max x 2.24m)
Double glazed window to front. Central heating radiator.

Bathroom

Two obscure double glazed windows to rear. Low level toilet, hand wash basin with vanity, shower cubicle and bath. Tiling to splash prone areas and heated towel rail.

Front Garden

Wall, laid lawn and flower beds.

Rear Garden

Patio area and steps descending to laid lawn. Flower beds with bushes. Side gate.

Parking

Off road parking.





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Kimberley Road, SOLIHULL

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- BATHROOM

Tenure: Freehold EPC Rating: C

£335,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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SLY111229 - 0004

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