



**Knightsbridge Road, Solihull B92 8RD**

 shipways

welcome to  
**Knightsbridge Road, Solihull**

- Traditional Style Semi-Detached
- Modern Living/Dining Kitchen
- Three Bedrooms
- Off Road Parking
- Modern Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£390,000**

Shipways is proud to present this semi-detached property on Knightsbridge Road in the sought after area of Solihull. Modernised to an amazing standard, this property includes a stylish kitchen-diner with integrated appliances, three well-balanced bedrooms, and sleek styling throughout.



**view this property online** [shipways.co.uk/Property/SLY111775](http://shipways.co.uk/Property/SLY111775)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**Property Ref:**

SLY111775 - 0004

**Access**  
**Entrance**  
**Hallway**  
**Lounge**

12' 8" into bay x 11' 10" ( 3.86m into bay x 3.61m )

**Kitchen Diner**

18' x 12' 2" ( 5.49m x 3.71m )

**Landing**

**Bedroom One**

14' 11" into bay x 10' 4" ( 4.55m into bay x 3.15m )

**Bedroom Two**

13' 6" into bay x 9' 11" ( 4.11m into bay x 3.02m )

**Bedroom Three**

8' x 7' 4" ( 2.44m x 2.24m )

**Bathroom**

**Garden Office**

14' 5" x 7' 11" ( 4.39m x 2.41m )



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