

Kineton Green Road, Solihull

Offers Over £155,000

- TOP FLOOR APARTMENT
- ORIGINAL FEATURES
- CLEAN AND ATTRACTIVELY PRESENTED
- OVER SIZED WINDOWS
- ALLOCATED OFF ROAD PARKING
- BRIGHT AND AIRY THROUGHOUT
- LARGE DOUBLE BEDROOM
- EXTENDED LEASE

Kineton Gren Road is a highly sought after road in Solihull lined with a variety of large detached and semi-detached properties joining the Warwick Road, one of the main arterial roads giving access to the town centre of Solihull and also where one will find Solihull's main line London to Birmingham railway station.

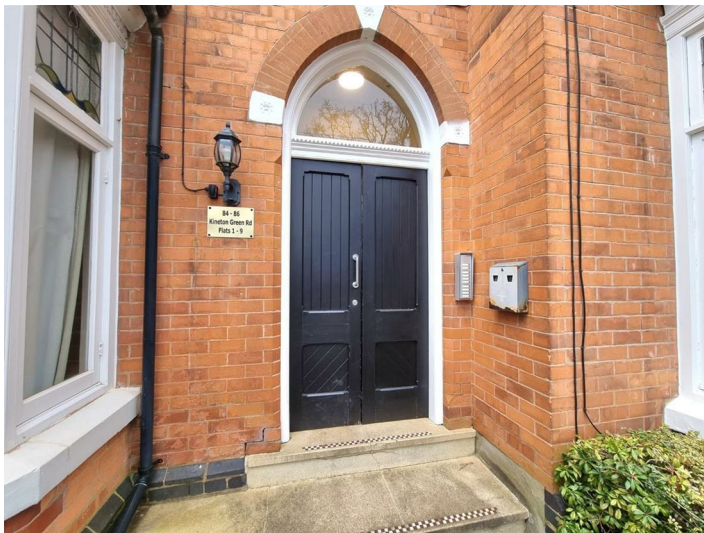
Travelling in the opposite along the Warwick Road leads via Acocks Green, to the city centre of Birmingham. Local shops will be found along the A41 along with Olton Railway Station.

Solihull has a thriving business community and there is easy access, via Solihull Bypass, to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

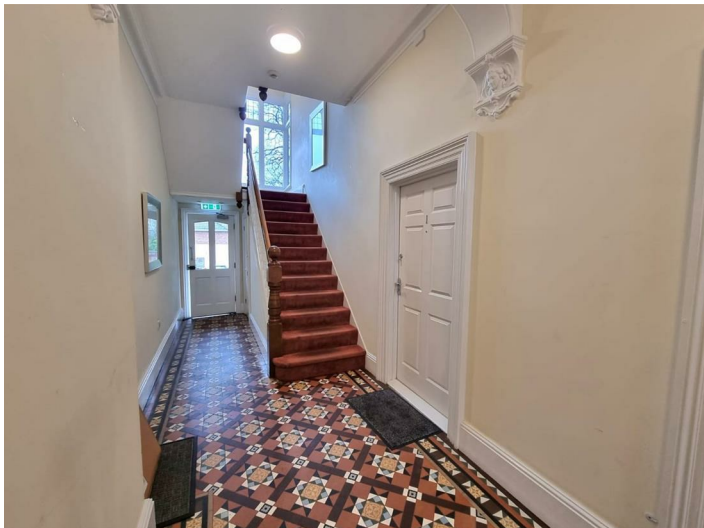
An excellent location therefore for this top floor apartment which forms part of this sympathetically converted Victorian property that retains many original features.

Sitting back from the road behind a front block paved parking area, double opening traditional style front doors with a secure intercom system open to the

COMMUNAL LOBBY



A bright and open lobby with tradition flooring allowing access to staircase leading to the top floor where the front door to apartment can be found



ENTRANCE HALL

A full length entrance hall allowing access to bedroom, bathroom, living room and storage cupboard

BEDROOM

13'09 x 13'11 max (4.19m x 4.24m max)



An excellent sized room with large dormer window to front elevation. With exposed beams and the feeling of grandeur this room is just lovely. Wall mounted radiators and central ceiling light.



BATHROOM
5'00 x 10'07 (1.52m x 3.23m)



A fitted bathroom with wash basin, toilet and bath with attached shower. Window to front elevation, wall mounted radiator and central ceiling light.

LIVING ROOM
10'10 x 13'5 (3.30m x 4.09m)



A well proportioned room with large window to front elevation, side door allowing access to fire escape and double doors opening onto kitchen. Having a wall mounted radiator and central ceiling light.

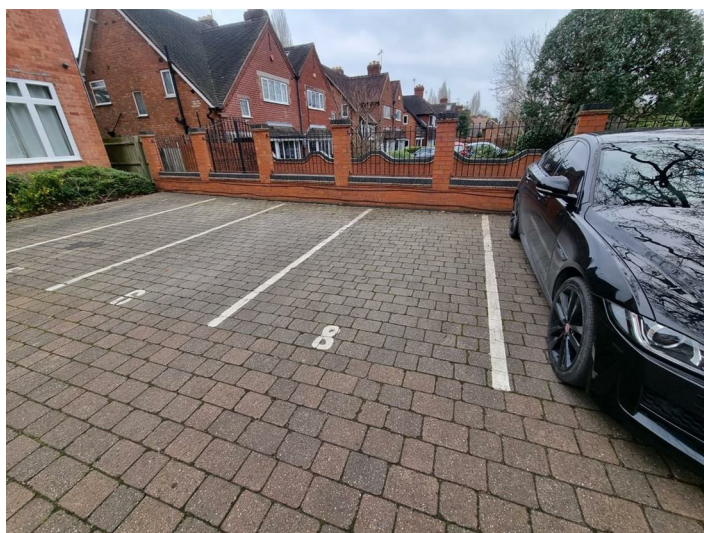


KITCHEN
8'03 x 5'05 (2.51m x 1.65m)



A well fitted kitchen with a stylish finish. With a range of wall mounted and base units with fitted appliances including oven, hob and extractor, built in microwave and fitted washer dryer. 1.5 bowl sink with drainer. Window to side elevation and central ceiling light.

OUTSIDE

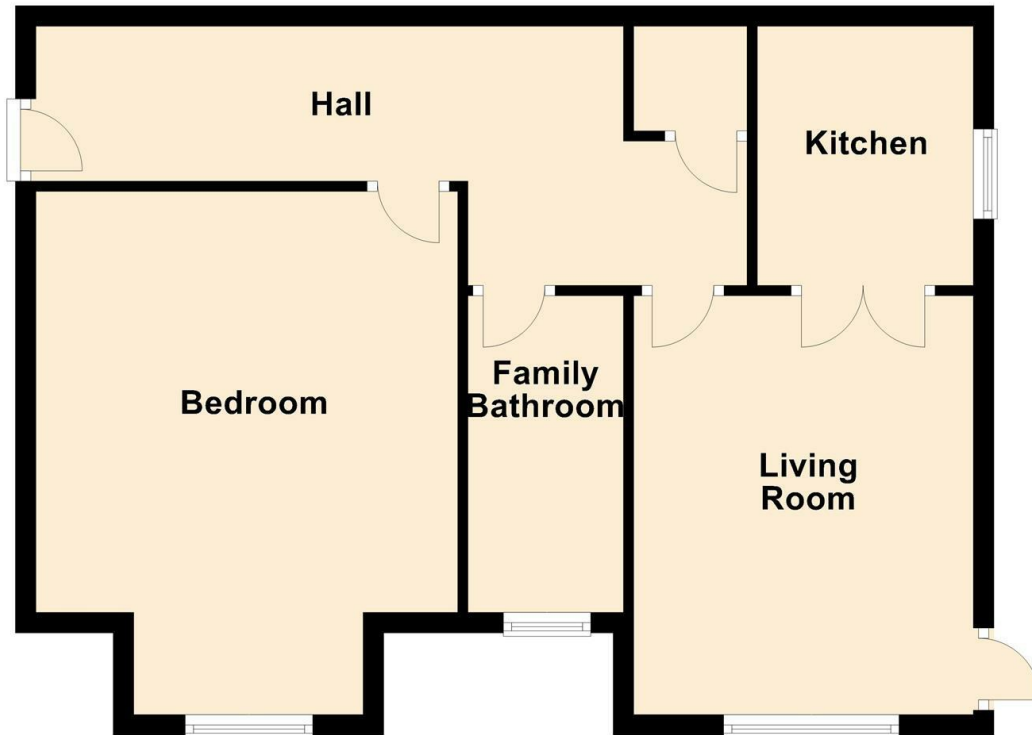


There is one allocated parking space and numerous spaces for visitors. There is also a rear communal garden that can be utilised by the residence.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



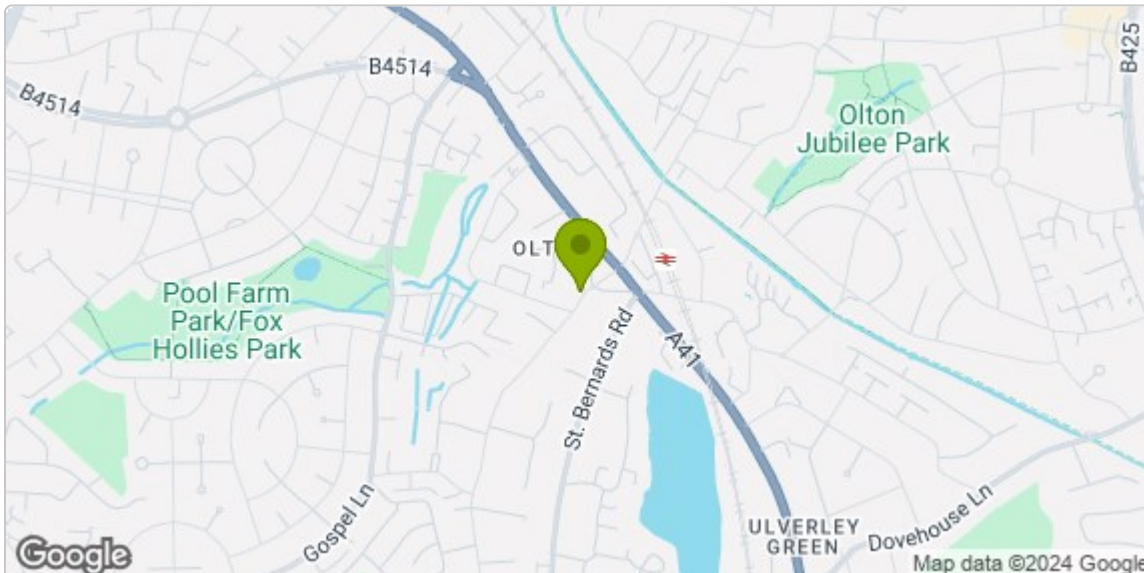
LOCATION
Leaving the town centre of Solihull via Streetsbrook Road proceed past the Fire Station and over the bridge. Continue along Streetsbrook Road and at the traffic island turn right into St Bernards Road and at the next roundabout bear left onto Kinton Green Road where the property will be found on the left hand side.

TENURE
We are advised that the property is Leasehold with approximately 107 years remaining and a yearly service charge of £1700 and ground rent payable £150.00 per annum. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

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THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
84 Kinton Green Road
Solihull Solihull B92 7EB

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	