



Kimberley Road, Solihull

Offers Over £435,000

- CORNER PLOT
- EXTENDED KITCHEN
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE
- THREE RECEPTION ROOMS
- GROUND FLOOR ANNEX
- THREE EN SUITE SHOWER ROOMS
- DRIVEWAY
- GREAT LOCATION

A heavily extended four/five bedroomed semi detached property set in a popular and convenient location close to local amenities including Jubilee Park. Having 3 en-suites and versatile annex accommodation that could have independent access this property offers a lot of flexible accommodation. Requiring a small amount of cosmetic work its ready to make your own.

There are local shops in nearby Hobs Moat Road & Dove House Road/Parade together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

Regular bus services operate along Lode Lane & Hobs Moat Road, via Lode Lane, to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf where one will find further shopping facilities. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Kimberley Road is in easy walking distance of Olton Railway Station which will be found offering services into Solihull Town centre, Birmingham and beyond.

The property, which has been extended with a ground floor annex is set back from the road with a wide frontage and generous sized garden, with the ability to be developed to house multiple vehicles, behind various shrubs with driveway leading to the accommodation.

PORCH **5'11" x 2'5" (1.80m x 0.74m)**

Having ceiling light point, UPVC double doors and further door leading to the ground floor of the property

FRONT LOUNGE **13'5" x 10'5" (4.09m x 3.18m)**



Having ceiling light point, central heating radiator, fireplace feature with surround and UPVC bay window to front

REAR RECEPTION ROOM **13'5" x 10'5" (4.09m x 3.18m)**



Having ceiling light point, central heating radiator, fireplace feature and surround and UPVC double doors leading to conservatory

CONSERVATORY **15'7" x 11'4" (4.75m x 3.45m)**



Having ceiling light point, floor to ceiling UPVC double glazed windows with UPVC doors leading to the garden

UTILITY AREA

Having tiled flooring, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink, space and plumbing for automatic washing machine

KITCHEN

26'11" (max) x 8'7" (8.20m (max) x 2.62m)



Having ceiling light point, tiled flooring throughout and a range of wall, drawer and base units with work surface over, butler style sink with drainer and mixer tap, built in dishwasher, space for range cooker with extractor over, a utility area housing a butler style sink, space and plumbing for washing machine and tumble dryer. The main kitchen has UPVC double glazed window to the front and the rear and double doors leading to garden

DOWNSTAIRS WC

5" x 2'11" (1.52m x 0.89m)

Having ceiling light point, low level WC and sink basin with mixer tap

LOUNGE ANNEX

10'5" (max) x 7'9" (max) (3.18m (max) x 2.36m (max))



Having ceiling light point, central heating radiator, UPVC double glazed window to front and door leading to the ground floor bedroom

GROUND FLOOR BEDROOM

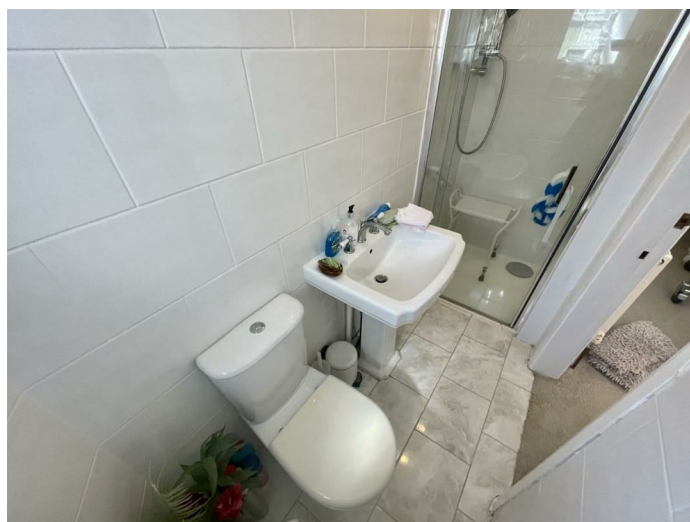
14'10" (max) x 9'2" (max) (4.52m (max) x 2.79m (max))



Having ceiling light point, central heating radiator, UPVC double glazed window to side and door leading to the ground floor en suite with further door leading to the rear garden

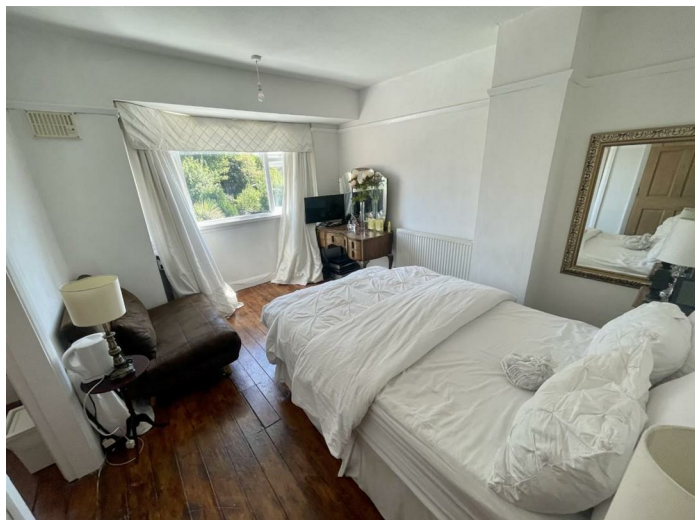
GROUND FLOOR EN SUITE

10'6" (max) x 3'2" (3.20m (max) x 0.97m)



Having ceiling light point, central heating radiators, low level WC, sink basin with taps over, walk in shower with screen and shower over and UPVC window to rear

BEDROOM ONE
13'5" x 10'5" (4.09m x 3.18m)



Having ceiling light point, central heating radiator, UPVC double glazed window to rear and door leading to the en suite bathroom

EN SUITE BATHROOM
6'11" x 5'10" (2.11m x 1.78m)



Having ceiling light point, central heating radiators, panelled bath with taps and shower over, low level WC and his & hers sink basins with taps over

BEDROOM TWO
13'5" x 10'5" (4.09m x 3.18m)



Having ceiling light point, central heating radiator and UPVC double glazed bay window to front

BEDROOM THREE
12'10" (max) x 8'8" (max) (3.91m (max) x 2.64m (max))



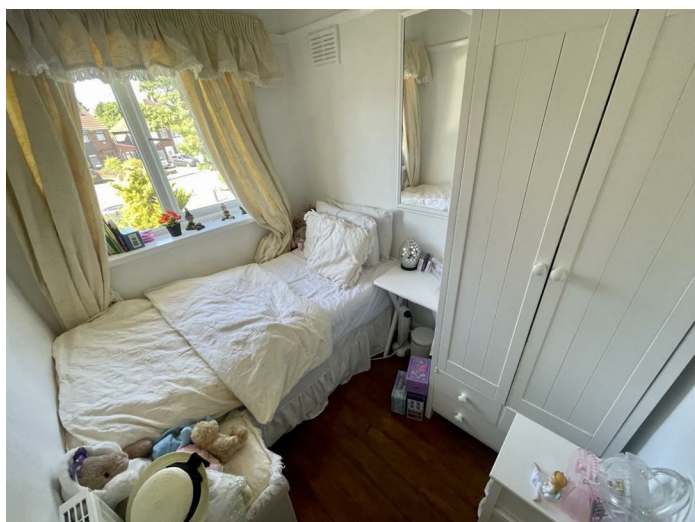
Having ceiling light point, central heating radiator, UPVC double glazed window to front and door leading to en suite shower room

EN SUITE SHOWER ROOM
5'6" x 4'9" (1.68m x 1.45m)



Having ceiling light point, shower tray with screen and shower over, low level WC and sink basin with taps over

BEDROOM FOUR
11'5" x 7'6" (3.48m x 2.29m)



Having ceiling light point, central heating radiator and UPVC double glazed window to front

FAMILY BATHROOM
13'4" (max) x 8'7" (max) (4.06m (max) x 2.62m (max))



Having ceiling light point, central heating radiator, roll top bath with taps over, his & hers sinks with taps over, low level WC and corner shower unit with mains shower over and UPVC double glazed window to rear

GARAGE
8" x 7'10" (2.44m x 2.39m)

Having ceiling point, central heating radiator, electric sockets and garage door to front

REAR GARDEN

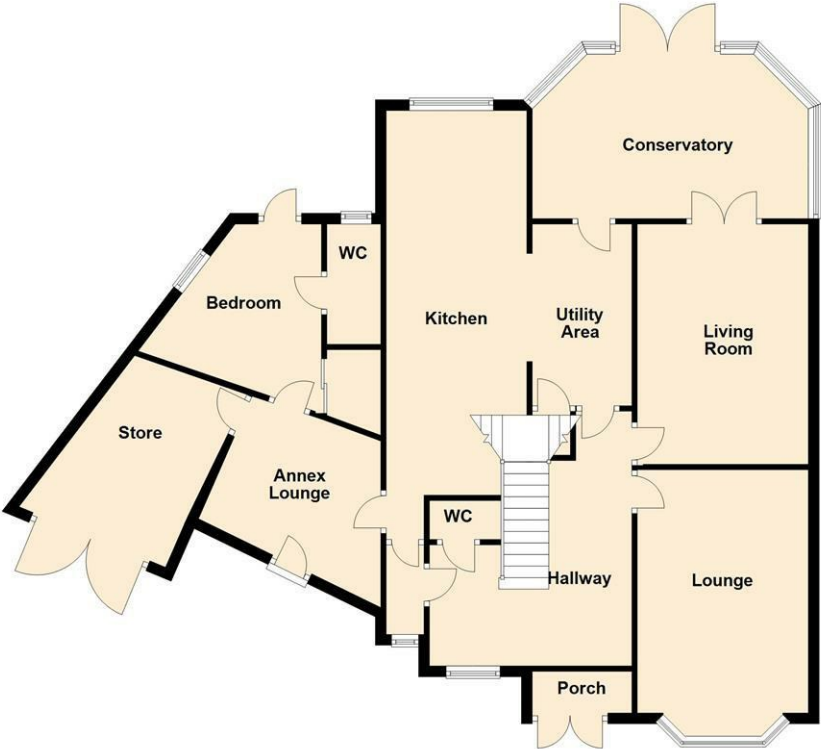


Pretty, well maintained garden laid mainly to lawn with patio area, fence and hedged surround with various plants and shrubs

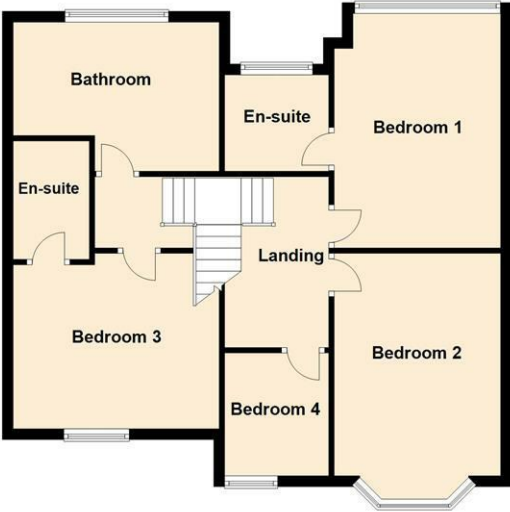
FLOOR PLAN

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



First Floor



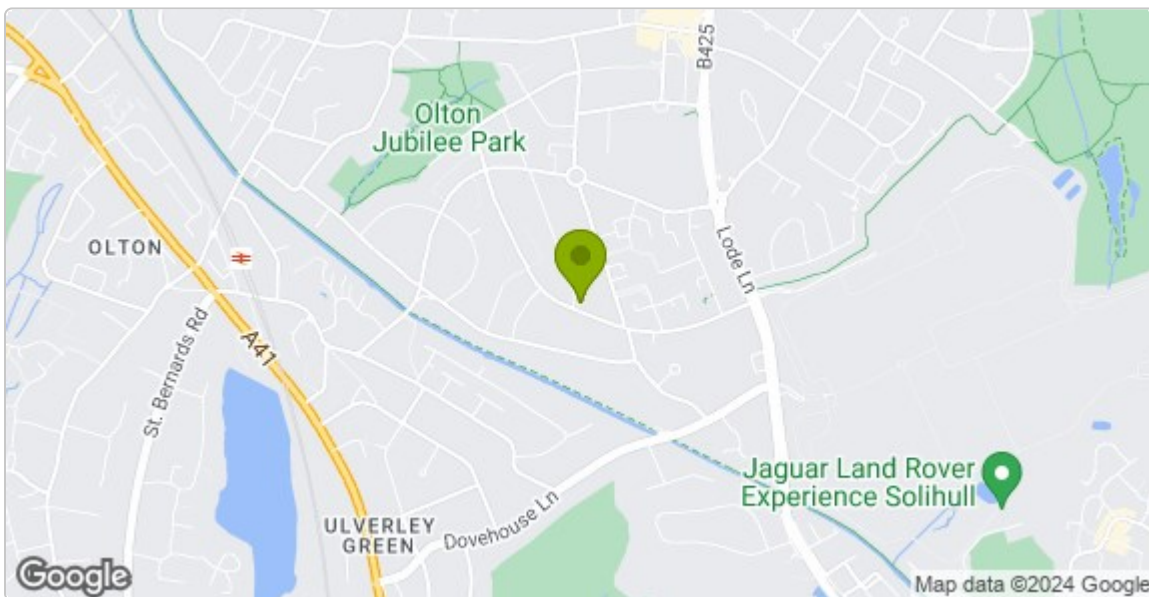
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



**2 Kimberley Road Solihull
Solihull B92 8PU**

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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