



smarthomes

## Kinton Green Road

Solihull, West Midlands, B92 7EB

- A Very Well Presented Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Conservatory

**£525,000**

EPC Rating 55

Current Council Tax Band – E





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a stone paved driveway providing off road parking extending to double glazed door leading into

### Enclosed Porch

With double glazed windows and further door with leaded window to side, leading through to

### Entrance Hallway

11' 4" x 11' 4" (3.45m x 3.45m) With ceiling light point, central heating radiator, plate rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



#### Reception Room One to Front

12' 4" x 17' 0" (into bay) (3.76m x 5.18m) With large walk-in double glazed bay window to front elevation, three central heating radiators, stone open fireplace with hearth, four wall light points, ceiling light point and coving to ceiling

#### Reception Room Two to Rear

11' 4" x 13' 8" (3.45m x 4.17m) Having large double glazed sliding patio doors to conservatory, picture rail, ceiling light point and central heating radiator.

#### Conservatory

10' 11" x 12' 8" (3.33m x 3.86m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, ceiling light and electric heater



#### Breakfast Kitchen

20' 3" x 9' 4" (6.17m x 2.84m) Being fitted with a full range of base and wall mounted modern units with stone effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, serving hatch to reception room two, space for larder fridge and cooker with extractor hood over, space for washing machine and double glazed window to rear. To the breakfast area there is a central heating radiator, ceiling down lights and window to the utility room.

#### Utility

17' 2" x 8' 7" (5.23m x 2.62m) Fitted with base and wall mounted units with a work surface over incorporating a sink and drainer unit with mixer tap, tiling to splash back areas, central heating radiator, double glazed door and matching side window leading to rear garden, roof sky light and doors leading to



#### Guest WC

With low flush WC, pedestal wash hand basin, tiling to splash prone areas, central heating radiator, extractor and ceiling light point

#### Garage

9' 6" x 16' 4" (2.9m x 4.98m) Having double opening doors to the front, power and light, plumbing for washing machine and space for tumble dryer and wall mounted Vaillant central heating boiler.



#### Accommodation On The First Floor

##### Landing

With ceiling light point, loft hatch and doors leading off to

##### Bedroom One to Front

12' 6" x 17' 6" (into bay) (3.81m x 5.33m) With walk-in double glazed bay window to front elevation, three central heating radiators, ceiling light point and built-in double and single wardrobe



**Bedroom Two to Rear**

13' 8" x 11' 6" (4.17m x 3.51m) With double glazed window to rear elevation, central heating radiator and ceiling light point

**Bedroom Three to Front**

11' 6" x 8' 4" (3.51m x 2.54m) With double glazed window to front elevation, central heating radiator and ceiling light point

**Bedroom Four to Rear**

9' 8" x 9' 5" (max) (2.95m x 2.87m) With double glazed window to rear elevation, built-in double wardrobe with high level storage and dressing area, central heating radiator and ceiling light point



**Family Bathroom to Side**

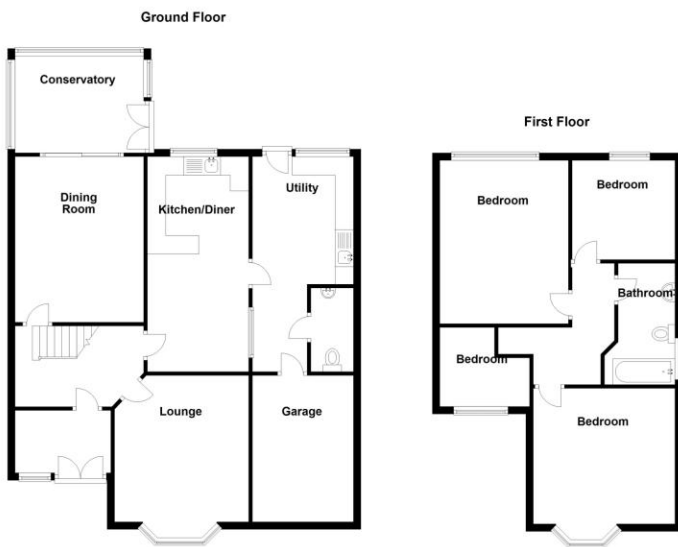
6' 2" x 10' 3" (1.88m x 3.12m) Being fitted with a three piece white suite comprising; panelled bath with shower head mixer on riser rail, low flush WC and vanity wash hand basin, with tiling to water prone areas, two obscure double glazed windows to side, ladder style heated radiator and ceiling light.

**Rear Garden**

Being mainly laid to lawn with large paved patio, timber built garden shed and a variety of mature shrubs, trees and bushes

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



Total area: approx. 151.2 sq. metres (1627.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.