



smarthomes

Kimberley Road

Solihull, West Midlands, B92 8PU

- An Extended Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- South West Facing Rear Garden

£335,000

EPC Rating 51

Current Council Tax Band D





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 paved driveway providing off road parking extending to up and over garage door, exterior lighting and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, lighting and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, featuring glazing to front, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

13' 9" x 8' 6" (4.2m x 2.6m) With double glazed bay window to front elevation, picture rail, radiator and ceiling light point



Reception Room Two to Rear

15' 8" x 14' 1" (4.8m x 4.3m) With double glazed sliding patio doors leading out to the rear garden, ceiling light points, two radiators, double glazed window to rear, useful under-stairs storage cupboard and door leading through to

Extended Kitchen to Rear

11' 1" x 9' 2" (3.4m x 2.8m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker and fridge freezer, space and plumbing for washing machine and tumble dryer, radiator, ceiling light points, door to garage, double glazed window to rear and double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point and doors leading off to

Bedroom One to Front

14' 1" into bay x 9' 10" (4.3m x 3.0m) With double glazed bay window to front elevation, radiator, ceiling light point and built-in wardrobes



Bedroom Two to Rear

14' 5" x 9' 10" (4.4m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes

Bedroom Three to Front

7' 2" x 5' 6" (2.2m x 1.7m) With double glazed window to front elevation, radiator, loft access and ceiling light point



Family Bathroom to Rear

7' 10" x 5' 2" (2.4m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, radiator and spot lights to ceiling

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, outside tap, pond, fencing to boundaries and a variety of mature shrubs and bushes



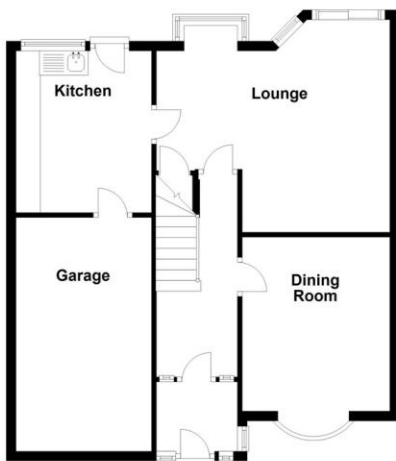
Garage

15' 8" x 10' 2" (4.8m x 3.1m) With metal up and over garage door to driveway, ceiling light point, power points and wall mounted Potterton boiler

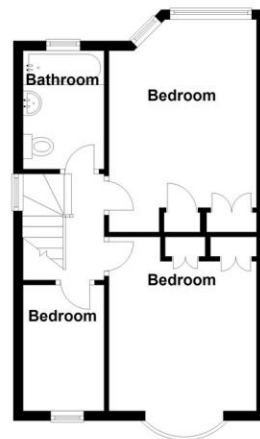
Tenure

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

Ground Floor
Approx. 62.2 sq. metres (669.3 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 99.2 sq. metres (1067.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
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 and 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.