



smarthomes



- A Three Storey Edwardian Property
- Five Bedrooms
- Two Reception Rooms
- Breakfast Kitchen (Requiring Modernisation)

Kineton Green Road, Solihull, West Midlands, B92 7EE

£575,000

A substantial three storey semi-detached Edwardian property with superb potential for refurbishment, benefitting from; five bedrooms, study/potential en-suite, family bathroom, two reception rooms, breakfast kitchen (requiring modernisation), utility/garden room, guest W.C, generous West facing rear garden, garage and off road parking EPC Rating – 35. Council Tax Band – F.



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.

This Edwardian property is set on a sought after road and is positioned back from the road behind a lawned fore garden and deep tarmac driveway providing generous off road parking extending to garage door and feature storm porch with part glazed front door leading through to





Spacious Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation, original coving to ceiling, radiator and doors leading off to



Lounge to Front

16' 8" x 13' 8" (5.08m x 4.17m) With double glazed bay window to front elevation, radiator, wall mounted gas fire, feature coving to ceiling, ceiling light point with decorative rose and wall lighting

Reception Room Two to Rear

16' 3" x 12' 10" (4.95m x 3.91m) With wall mounted gas fire, feature coving to ceiling, ceiling light point with decorative rose, radiator and bay window incorporating door leading out to the rear garden



Breakfast Kitchen to Rear

11' 8" x 18' 4" (3.56m x 5.59m) Requiring modernisation and current being fitted with a range of base units, freestanding electric cooker, sink and drainer unit, tiling to splashback areas, double glazed window to side, window and door to utility/garden room and opening to breakfast area with ceiling light point, freestanding gas boiler, original breakfast cupboards, original sash window to side and radiator

Guest WC

With low flush WC, wash hand basin and radiator

Utility/Garden Room

10' 8" x 12' 4" (3.25m x 3.76m) With a corrugated plastic roof, hot and cold plumbing, plumbing for WC, double glazed window to rear, glazed door to rear garden and wall mounted Belfast sink

Accommodation on the First Floor

Landing

With ceiling light point, radiator, staircase leading to second floor accommodation and doors leading off to

Bedroom One to Front

18' 5" max x 15' 8" into bay (5.61m x 4.78m) With double glazed bay window to front elevation, radiator, four ceiling light points and built-in box cupboard with shelving and window

Bedroom Two to Rear

12' 1" x 11' 7" (3.68m x 3.53m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 10" x 10' 5" min (3m x 3.18m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to water prone areas, hot water tank, radiator and ceiling light point

Accommodation on the Second Floor

Split Landing

With doors leading off to

Bedroom Four

10' 9" x 8' 2" with restricted head height (3.28m x 2.49m) With exposed beams, Velux window, radiator and ceiling light point

Bedroom Five

18' 6" x 11' 5" (5.64m x 3.48m) With original sash window to side elevation, exposed timbers, radiator, two ceiling light points, recess to storage to eaves and glazed door leading through to

Study/Potential En-Suite to Front

7' 4" x 8' 4" (2.24m x 2.54m) With vaulted ceiling, window to front, radiator, ceiling light point and hot and cold plumbing

Substantial West Facing Rear Garden

Measuring approximately 180ft and being mainly laid to lawn with well stocked shrub borders, staggered flower beds, concrete patio area, security lighting and courtesy door to garage

Garage

26' 3" x 7' 10" (8m x 2.39m) Offering superb potential for conversion/extension subject to planning permission with up and over garage door to driveway and glazed windows to rear.

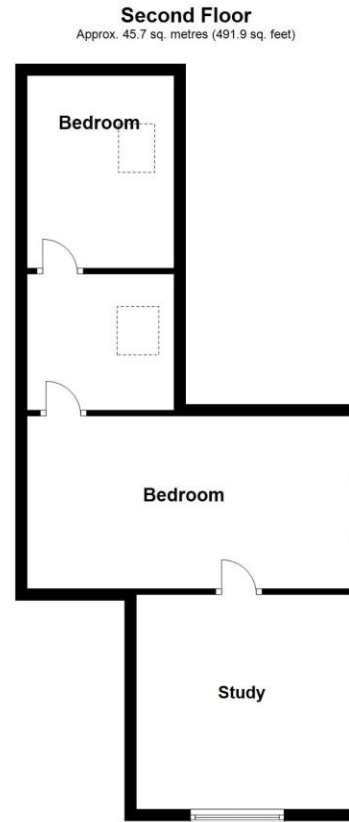
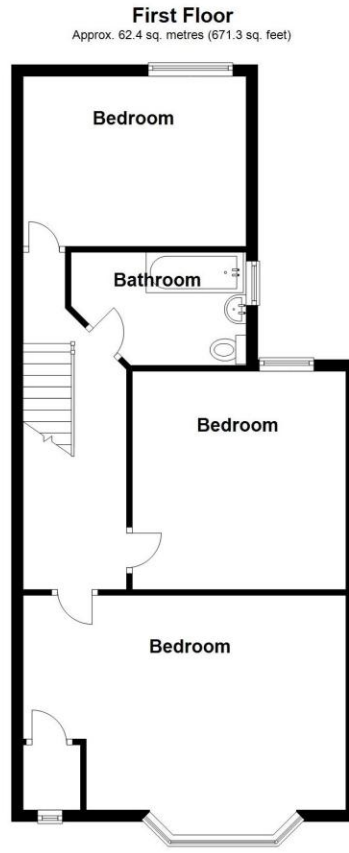
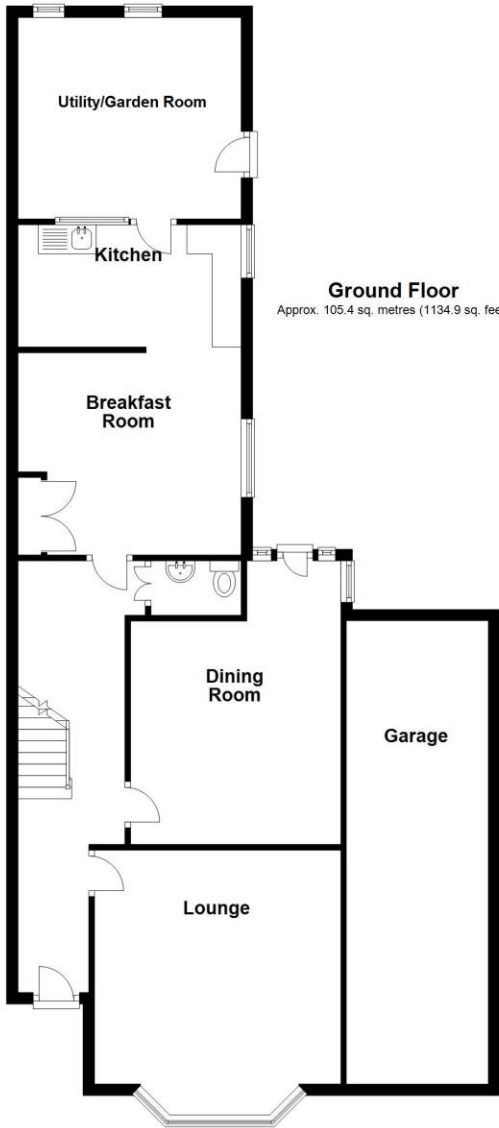
Tenure

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 – F



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		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		63	35

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 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.