



Kineton Green Road

Solihull

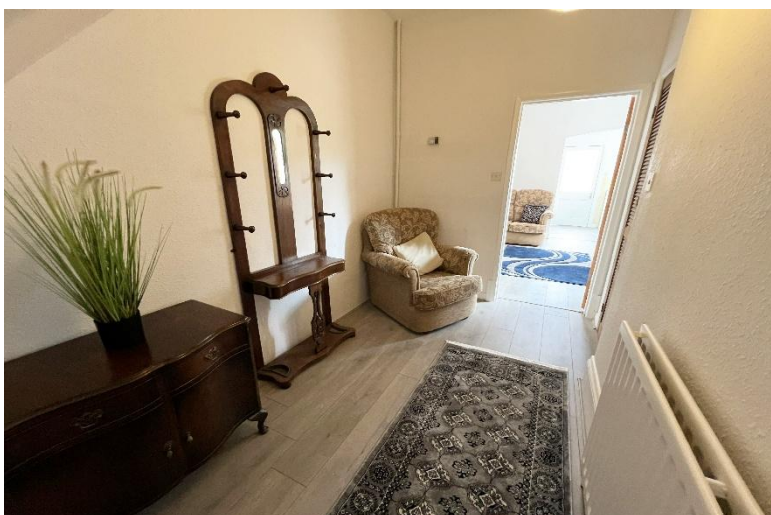
- A Three Storey Semi-Detached Edwardian Property
- Five Bedrooms
- Two Reception Rooms & Breakfast Kitchen
- Being Recently Re-Decorated
- Utility/Garden Room & Guest WC
- No Upward Chain

£575,000

Current EPC Rating 83 (B)

Current Council Tax Band F





Property Description

A recently re-decorated substantial three storey semi-detached Edwardian property offering accommodation comprising five bedrooms, two reception rooms, breakfast kitchen, utility/garden room, guest WC, study/potential en-suite, family bathroom, generous West facing rear garden, side garage, off road parking and no upward chain

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.



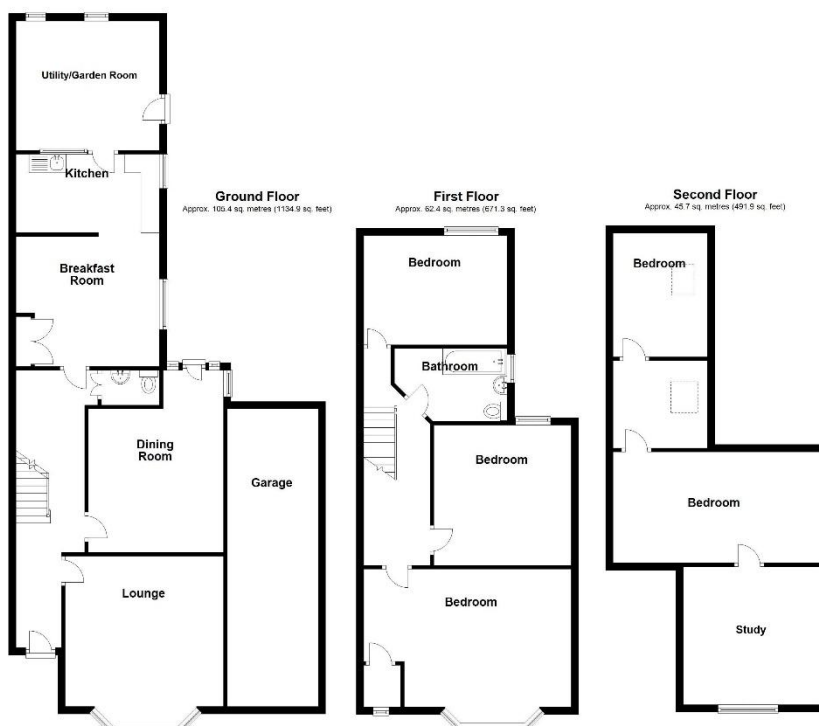
Rooms & Measurements

Spacious Entrance Hallway
 Lounge to Front - 16' 8" x 13' 8" (5.08m x 4.17m)
 Dining Room to Rear - 16' 3" x 12' 10" (4.95m x 3.91m)
 Breakfast Kitchen to Rear - 11' 8" x 18' 4" (3.56m x 5.59m)
 Guest WC
 Utility/Garden Room - 10' 8" x 12' 4" (3.25m x 3.76m)
 Bedroom One to Front - 18' 5" max x 15' 8" into bay (5.61m x 4.78m)
 Bedroom Two to Rear - 12' 1" x 11' 7" (3.68m x 3.53m)
 Bedroom Three to Rear - 9' 10" x 10' 5" min (3m x 3.18m)
 Family Bathroom
 Bedroom Four - 10' 9" x 8' 2" with restricted head height (3.28m x 2.49m)
 Bedroom Five - 18' 6" x 11' 5" (5.64m x 3.48m)
 Study/Potential En-Suite to Front - 7' 4" x 8' 4" (2.24m x 2.54m)
 Garage - 26' 3" x 7' 10" (8m x 2.39m)

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



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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.