

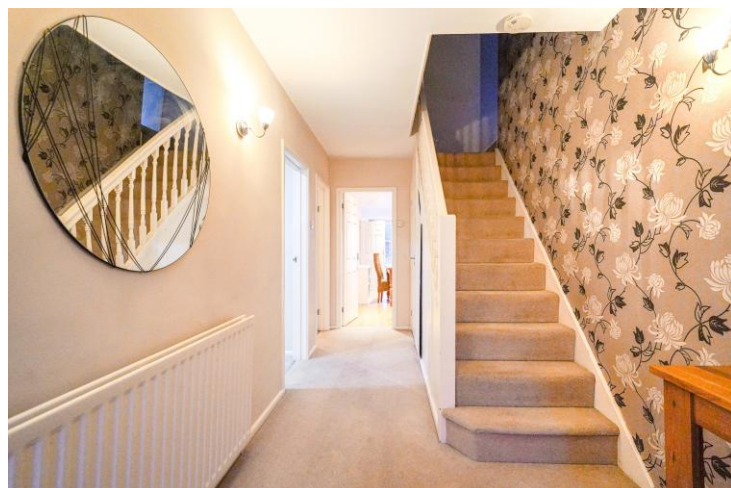


**Kingslea Road**  
Solihull

- A Very Well Presented Four Bedroom Family Home
- Extended Kitchen/Breakfast Room & Two Reception Rooms
- South/Westerly Facing Rear Garden, Garage & Driveway Parking
- Two En-Suite Shower Rooms

**Offers Over £650,000**

Current EPC Rating - D  
Current Council Tax Band - F





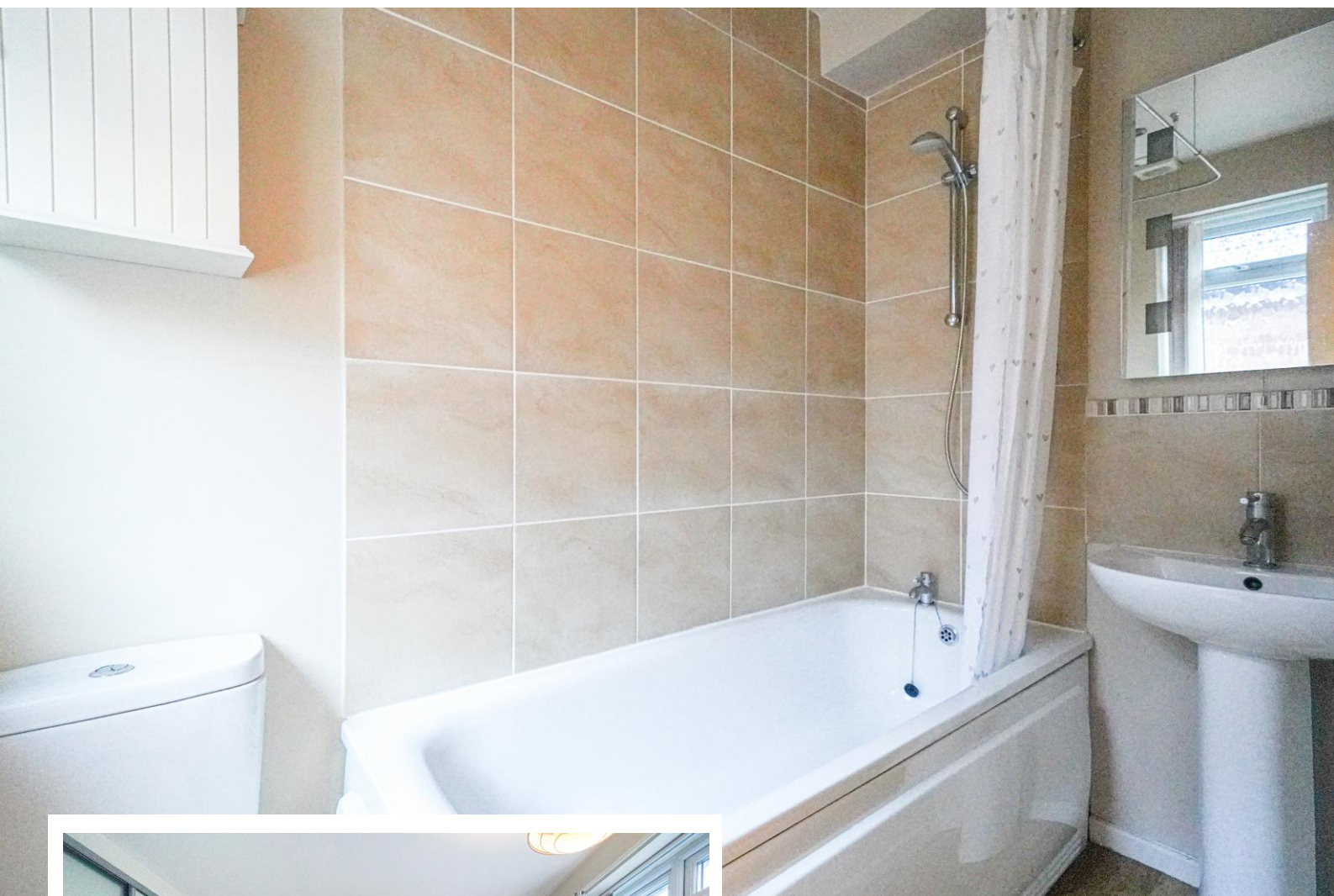


## Property Description

A very well presented detached family home situated in a most sought after location offering accommodation comprising two spacious reception rooms, extended breakfast kitchen, utility room, guest W.C, four bedrooms, two en-suite shower room, family bathroom, extensive South/Westerly facing rear garden, garage and driveway parking

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

Dining Room to Front 4.75m max x 3.51m max (15'7" max x 11'6" max)

Extended Lounge to Rear 7.14m max x 3.45m max (23'5" max x 11'4" max)

Extended Breakfast Kitchen to Rear 5.72m max x 4.5m max (18'9" max x 14'9" max)

Utility Room 2.13m max x 2.03m max (7'0" max x 6'8" max)

Bedroom One to Rear 4.09m max x 3.51m max (13'5" max x 11'6" max)

Bedroom Two to Front 4.8m max x 3.48m max (15'9" max x 11'5" max)

Bedroom Three to Front 4.83m max x 2.49m max (15'10" max x 8'2" max)

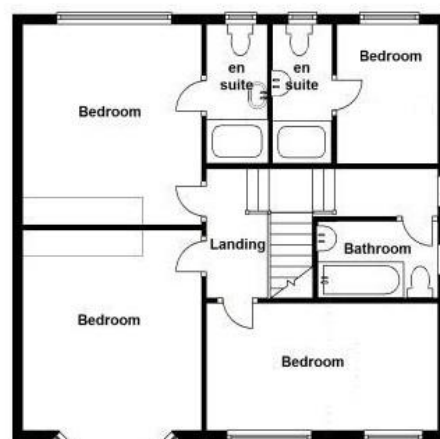
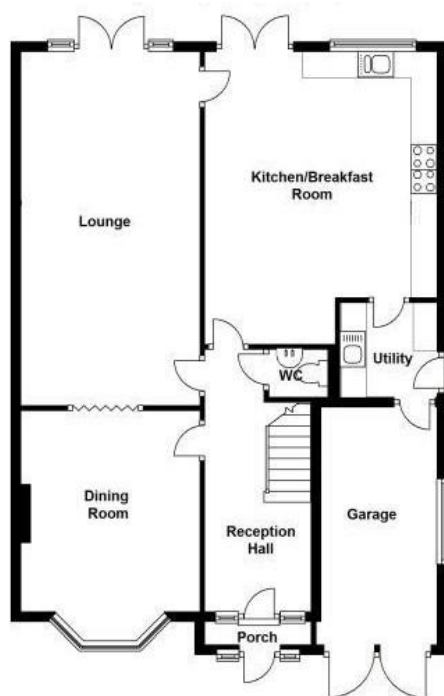
Bedroom Four to Rear 2.79m max x 2.01m max (9'2" max x 6'7" max)

Garage 4.78m max x 2.51m max (15'8" max x 8'3" max)

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. 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.