



Kineton Green Road, Solihull

Guide Price £600,000





PROPERTY OVERVIEW

Situated on a sought after road, this stunning four bedroom semi-detached property has been significantly extended to create a superb family home. Upon arrival, the property greets you with a large driveway providing parking for multiple vehicles, making coming and going a breeze.

Step inside through the entrance hallway that seamlessly connects the ground floor living spaces. The heart of the home is the striking open plan kitchen/family room, flooded with natural light. The kitchen boasts a large central island, ample work surfaces, underfloor heating and top-of-the-line appliances, making it a true culinary haven. Connected to the kitchen is a spacious dining room, perfect for hosting gatherings or enjoying every-day meals. To the front of the property, you will find a generously sized living room, providing an inviting space to unwind and entertain.





The ground floor also features a practical utility room and a convenient downstairs toilet, enhancing the functionality of the home. Upstairs, discover four generously sized bedrooms, one of which benefits from an ensuite bathroom for added privacy and convenience. The remaining bedrooms are serviced by a stylish family bathroom, ensuring that everyone has their own space to retreat to.

Outside, the property showcases a large rear garden, offering a tranquil retreat from the hustle and bustle of daily life. The garden is mainly laid with lawn, providing plenty of space for outdoor activities, while a patio seating area, accessed via a set of bi-fold doors, is ideal for al fresco dining or simply soaking up the sunshine.

In summary, this property offers a perfect blend of modern living and comfort, with its spacious layout, high-quality finishes, and convenient location. Don't miss the opportunity to make this exceptional property your new home. Contact us today to schedule a viewing and experience the true essence of this remarkable residence.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Significantly Extended By The Current Owners
- Set On A Sought After Road In Solihull
- Stunning Open Plan Kitchen / Family Room
- Large Dining Room & Living Room
- Four Generously Sized Bedrooms
- Family Bathroom & Ensuite
- Beautiful Rear Garden
- Early Viewing Essential



HALLWAY

LIVING ROOM

12' 0" x 11' 8" (3.66m x 3.55m)

BREAKFAST KITCHEN / FAMILY ROOM

19' 4" x 18' 4" (5.90m x 5.60m)

DINING ROOM

14' 9" x 11' 8" (4.50m x 3.55m)

UTILITY

11' 2" x 5' 3" (3.40m x 1.60m)

WC

4' 11" x 3' 8" (1.51m x 1.11m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 10' 4" (4.50m x 3.15m)

BEDROOM TWO

12' 2" x 10' 4" (3.70m x 3.15m)

BEDROOM THREE

11' 6" x 9' 8" (3.50m x 2.95m)

ENSUITE

6' 7" x 5' 1" (2.00m x 1.55m)

BEDROOM FOUR

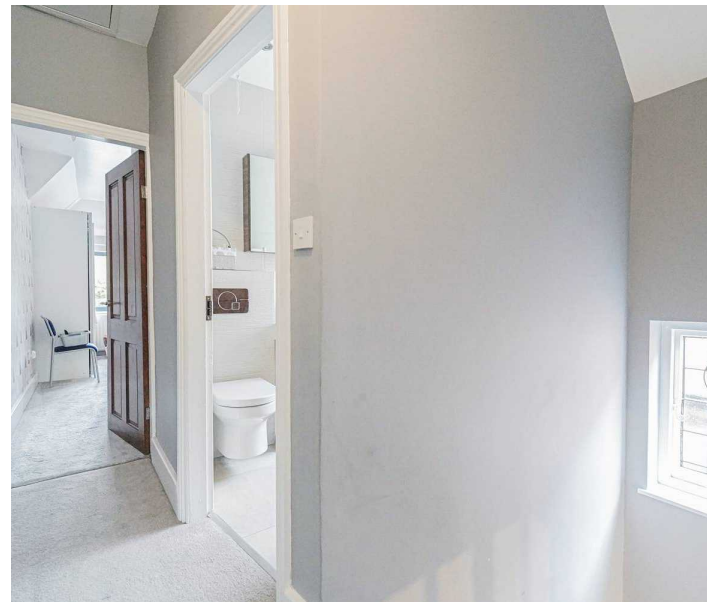
9' 10" x 8' 2" (3.00m x 2.50m)

FAMILY BATHROOM

6' 7" x 5' 3" (2.00m x 1.60m)

TOTAL SQUARE FOOTAGE

Total floor area: 143 sq.m. = 1539 sq.ft. approx.





OUTSIDE THE PROPERTY

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

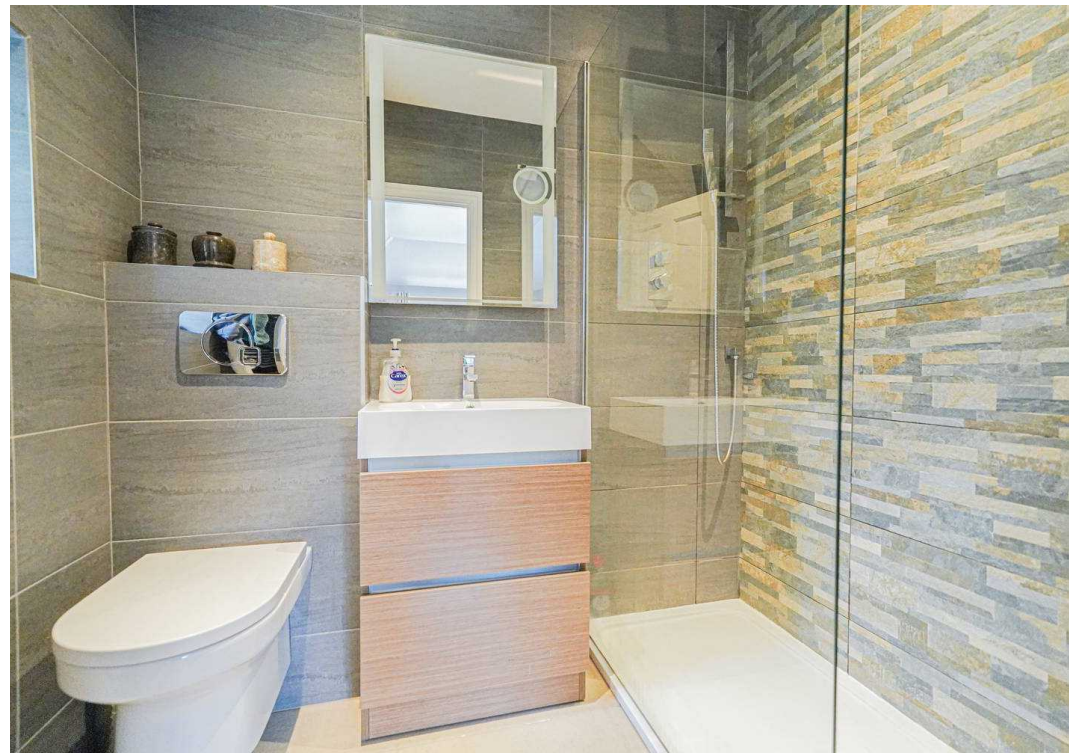
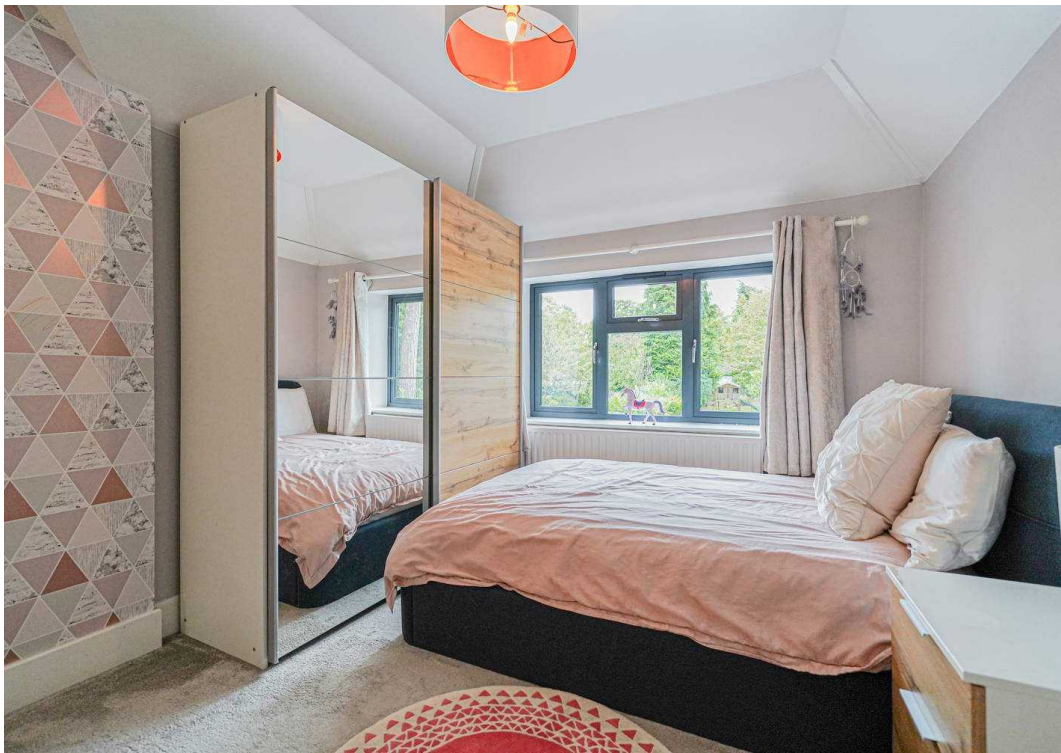
Bosch appliances including oven, hob, extractor, fridge and integrated microwave, all carpets, underfloor heating, garden shed, CCTV and kids tree house.

ADDITIONAL INFORMATION

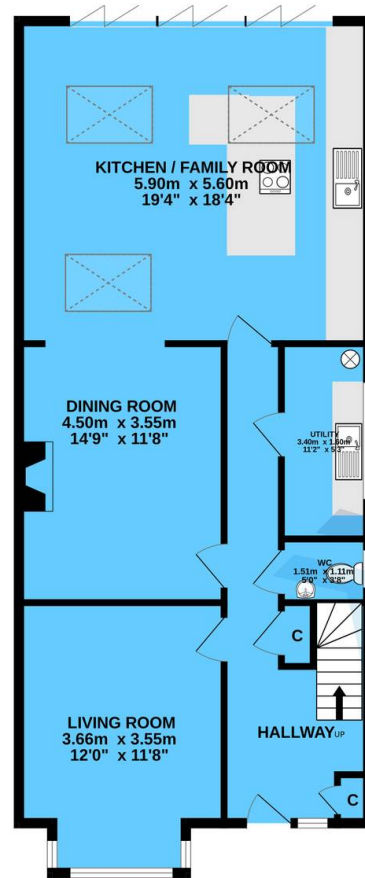
Services - Mains gas, electricity and water on a meter.
Loft - Boarded with ladder and lighting
Broadband - Virgin Media

MONEY LAUNDERING REGULATIONS

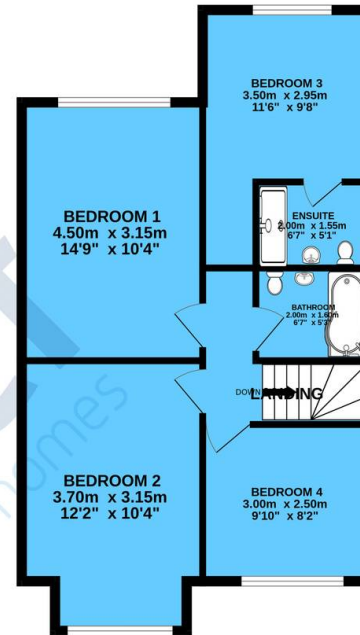
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 143.0 sq.m. (1539 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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