



13 KINETON GREEN ROAD, SOLIHULL, B92 7DY

ASKING PRICE OF £649,950



## Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Large Detached Residence
- Five Bedrooms & Family Bathroom/wc
- Lounge & Dining Room
- Breakfast Kitchen
- Further Scope for Development (STPP)
- Large Garage & Driveway
- Utility Room & Separate Wc
- Good Size Rear Garden

A large five bedroom detached residence situated in a sought after location with further scope for development (STPP). The property offers excellent family living accommodation which briefly comprises; entrance porch, reception hall, sitting room, extended lounge, breakfast kitchen, utility room, separate wc, first floor landing, three bedrooms, family bathroom/wc, second floor landing, two further bedrooms, driveway, large garage and good size rear garden. No Upward Chain.

#### ENTRANCE PORCH

#### RECEPTION HALL



**SITTING ROOM** 16' 3" x 12' 2" (4.95m x 3.71m)

**EXTENDED LOUNGE** 21' 0" x 12' 2" (6.4m x 3.71m)

**BREAKFAST KITCHEN** 22' 5" x 8' 8" (6.83m x 2.64m)

**LARGE UTILITY ROOM**

**SEPARATE WC**



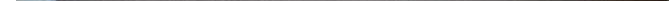
#### FIRST FLOOR LANDING

**BEDROOM ONE** 16' 3" x 12' 7" (4.95m x 3.84m)

**BEDROOM TWO** 12' 8" x 12' 5" (3.86m x 3.78m)

**BEDROOM THREE** 13' 0" x 8' 6" (3.96m x 2.59m)

**FAMILY BATHROOM/WC**



#### SECOND FLOOR LANDING

**BEDROOM FOUR** 17' 6" x 12' 9" (5.33m x 3.89m)

**BEDROOM FIVE/STUDY** 8' 7" x 5' 10" sloping ceiling  
(2.62m x 1.78m)

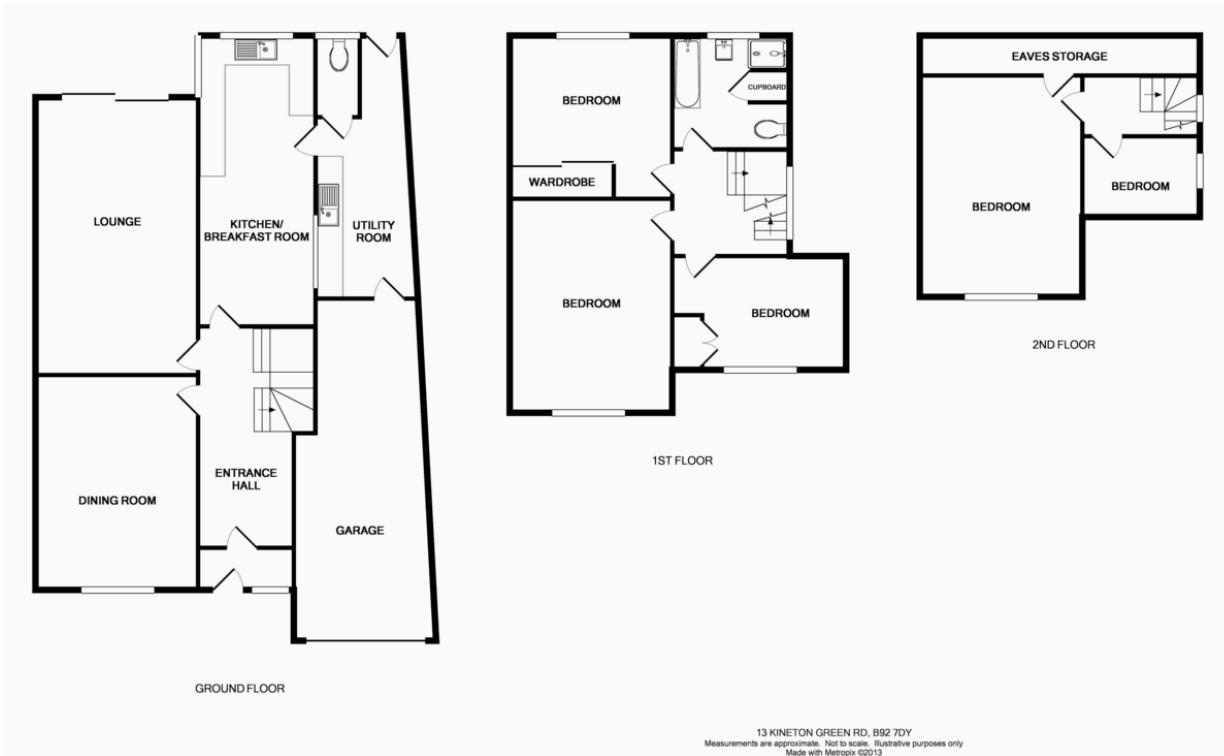
#### LARGE DRIVEWAY

**GOOD SIZE GARAGE** 27' 5" x 9' 9" max 8'0" min  
(8.36m x 2.97m max 2.44m min)

**LARGE ENCLOSED REAR GARDEN**

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	34
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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