



18 KINGSBROOK DRIVE, HILLFIELD, SOLIHULL, B91 3UU

ASKING PRICE OF £495,000

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Detached Family Residence
- Three Bedrooms (Master En Suite)
- Lounge, Dining Room & Conservatory
- Further Scope for Development (STPP)
- Within Walking Distance of Solihull Town Centre
- 3/4 Length Garage & Driveway
- Southerly Aspect Rear Garden
- Cul de sac Position



A well presented and spacious three bedroom detached residence enjoying a cul de sac position within a sought after location close to Solihull town centre. The property offers further scope for development (STPP). The accommodation briefly comprises; entrance hall, guest doakroom/wc, lounge, dining room, conservatory, breakfast kitchen, utility room, first floor landing, master bedroom with en suite shower room/wc, two further bedrooms, family bathroom/wc, driveway, 3/4 size garage and well stocked southerly aspect rear garden.



ENTRANCE HALL

GUEST CLOAKROOM/WC

LIVING ROOM 14' 7" x 14' 0" (4.44m x 4.27m)

DINING ROOM 10' 2" x 8' 7" (3.1m x 2.62m)

CONSERVATORY 9' 0" x 8' 3" (2.74m x 2.51m)

BREAKFAST KITCHEN 17' 0" x 10' 1" (5.18m x 3.07m)

PANTRY

UTILITY ROOM 8' 2" x 6' 0" (2.49m x 1.83m)

FIRST FLOOR LANDING

MASTER BEDROOM 11' 7" x 10' 9" (3.53m x 3.28m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 10' 0" x 8' 1" (3.05m x 2.46m)

BEDROOM THREE 9' 0" x 7' 2" (2.74m x 2.18m)

FAMILY BATHROOM/WC

FORE GARDEN

DRIVEWAY

THREE QUARTER LENGTH GARAGE 11' 9" x 8' 2"

(3.58m x 2.49m)

BEAUTIFULL SOUTHERLY ASPECT REAR GARDEN



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

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)





Ground Floor
First Floor
Approx. Gross Internal Floor Area 1,220 sq. ft. (113.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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