



4A KINGSLEA ROAD, SOLIHULL, B91 1TP

ASKING PRICE OF £600,000

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.

- Spacious Detached Residence
- Much Sought After Location
- Four Good Size Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Off Street Parking & Garage
- Further Potential
- Fabulous Large Rear Garden & Patio



A well proportioned four bedroom detached residence situated in a highly sought after and convenient location within Solihull. Benefitting from UPVC double glazing and gas central heating. The property briefly comprises: entrance porch, welcoming reception hall, guest wc, front reception room with opening partition glazed doors, rear lounge with patio doors and splendid garden backdrop, good size fitted kitchen, first floor feature gallery landing, four good size bedrooms, bathroom/wc. To the front is a neat lawned garden with substantial drive providing off-road parking, garage. To the rear is a large enclosed and particularly splendid lawned garden with patio area. This suburban family house enjoys tremendous scope for new owners with a vision for its future potential as a modernised dwelling home. Viewing is essential.

ENTRANCE PORCH upvc double glazed

RECEPTION HALL stairs off:

GUEST WC low level flush wc, wash hand basin

FRONT RECEPTION ROOM 10' 10" x 10' 8" (3.309m x 3.274m)
double doors to rear reception room

REAR RECEPTION ROOM 14' 5" x 13' 10" (4.419m x 4.239m)
bookshelf, feature wooden fireplace, upvc double glazed, patio doors with fine view of the garden

KITCHEN 11' 2" x 11' 0" (3.422m x 3.373m)
fitted base and wall cupboard units, fitted gas hob with fitted gas oven, extractor hood, stainless steel sink unit, wonderful view of the garden

GALLERY LANDING landing window front

MASTER BEDROOM (REAR) 14' 6" x 10' 9" (4.423m x 3.283m)
fitted wardrobes, garden views

BEDROOM TWO (FRONT) 10' 9" x 10' 9" (3.28m x 3.301m)
double bedroom

BEDROOM THREE (REAR) 11' 3" x 7' 11" (3.444m x 2.418m)
double bedroom with built-in wardrobe, pleasant rear garden views

BEDROOM FOUR (FRONT) 6' 11" x 7' 11" (2.927m x 2.426m)
single bedroom

FAMILY BATHROOM/WC panelled bath with shower over, pedestal wash basin and low level flush wc

FORE GARDEN attractive lawned fore garden with feature rockery and neatly laid to lawn

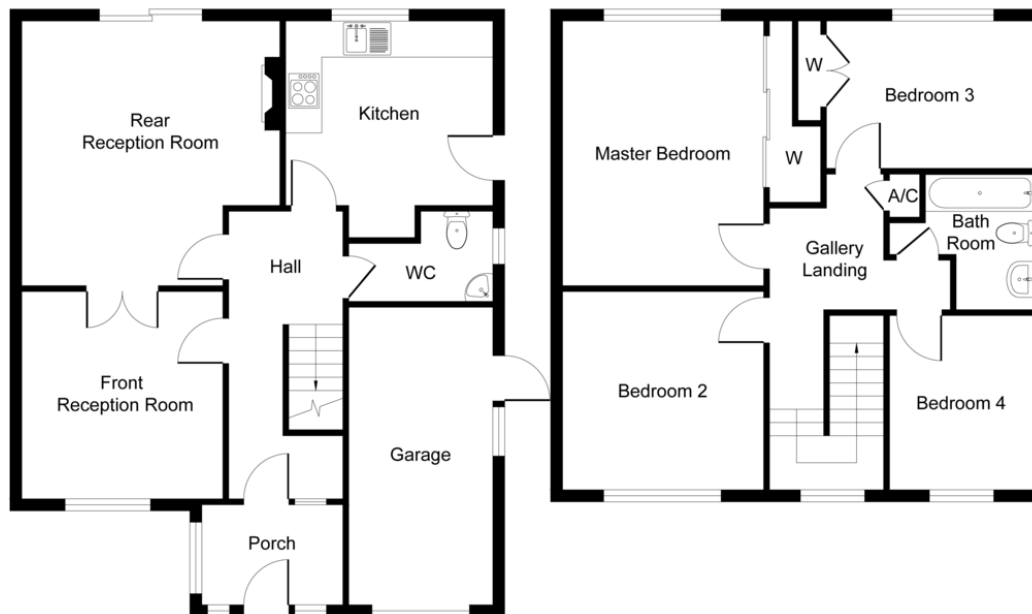
GARAGE

EXTENSIVE ENCLOSED REAR GARDEN offering a high degree of privacy, large paved patio area, mostly laid to lawn with a variety of plants, trees and shrubs, outbuilding for storage - shed



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 1,423 sq. ft. (132.19 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		
69-80	C		78 C
55-68	D	58 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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