



Kingsbrook Drive, Solihull

**burchell**  
edwards



## Property Description

Quiet and peaceful property, set in the highly desirable B91 post code on a lovely cul-de-sac. Great potential to modernise and make this property a home with no chain. Great transport links, catchment for schools, potential to modernise and much more. This is a rare opportunity to own a bungalow in this location so call today before this gets snatched up.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

## Entrance Hallway

Under stairs storage, cloakroom and tiled lino flooring.

## Lounge

17' 9" x 11' 11" ( 5.41m x 3.63m )

Double glazed bay window to front elevation, electric fireplace, tiled flooring and central heating radiator.

## Kitchen

12' x 8' 2" ( 3.66m x 2.49m )

Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, fitted oven, lino flooring, central heating radiator and central heating boiler.



## Landing

Lino floor tiles and hot water tank.

## Bedroom One

11' 2" x 11' 5" ( 3.40m x 3.48m )

Double glazed window to rear elevation, central heating radiator and lino tile flooring.

## Bedroom Two

14' 2" x 7' 8" ( 4.32m x 2.34m )

Double glazed sliding patio door to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin, W.C, tiled flooring and central heating radiator.

## Rear Garden

Laid lawn, paved patio area and pond.

## Front Garden

Driveway with off road parking.

## Garage

18' 10" x 8' 2" ( 5.74m x 2.49m )

Concrete flooring, up and over door, door to garden, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHI207586](http://burchelledwards.co.uk/Property/SHI207586)**



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