



Kimberley Road
Solihull





Property Description

A fantastic opportunity to acquire a well-presented family residence in the desirable B92 area of Solihull. Offering excellent transport links via road and bus, with the added convenience of proximity to the M42 and Birmingham International Airport, this property is ideal for families and professionals seeking their next move.

Boasting generously sized rooms, the home features a spacious living room with access to the rear garden, a modern fitted kitchen with integrated appliances, and ample space to dine and entertain. The ground floor also includes a utility room, a dedicated office, internal garage access, and a conveniently located guest WC.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in storage. A stylish family bathroom serves the household, while the large landing provides access to the loft and an airing cupboard for added practicality.

The rear garden presents a private and tranquil outdoor space, thoughtfully landscaped into an urban retreat. It also includes a decked patio area for family and guests, a summerhouse with lighting and power, ideal for use as a playroom, gym, or additional home office.

To the front, the property offers kerb appeal with a low-maintenance layout and off-road parking for one vehicle.

There is excellent potential for future extension (subject to planning permission), allowing the home to grow alongside your family's needs.

Entrance Porch

Security light, and double glazed sliding door.

Hallway

Storage cupboard, ceiling light point.

Living Room

20' 3" x 10' 1" (6.17m x 3.07m)

Double glazed window to front aspect, double glazed doors to rear, fireplace, radiator and ceiling light point.

Kitchen

12' 7" x 15' 1" (3.84m x 4.60m)
Fitted with wall and base units, storage cupboard, integrated oven, grill and extractor with double glazed window to rear aspect, obscure window to side aspect, radiator and ceiling light point.

Utility Room

10' 4" x 6' 4" (3.15m x 1.93m)
Double glazed door to garden, access to garage, downstairs WC, ceiling light point.

Office

.9' 4" x 4' 3" (2.84m x 1.30m)
Obscure window to rear aspect, radiator and ceiling light point.

Landing

Access to loft via pull down ladder, airing cupboard and ceiling light point.

Bedroom One

12' 8" x 8' 4" (3.86m x 2.54m)

Fitted storage, double glazed to rear aspect, ceiling light point and radiator.

Bedroom Two

10' x 11' 4" (3.05m x 3.45m)

Double glazed to rear aspect, radiator, fitted storage and ceiling light point.

Bedroom Three

8' 1" x 10' 2" (2.46m x 3.10m)

Double glazed to front aspect, radiator and ceiling light point.

Bathroom

Bath with overhead shower, obscure to rear aspect, ceiling spots and extractor fan.

Guest Wc

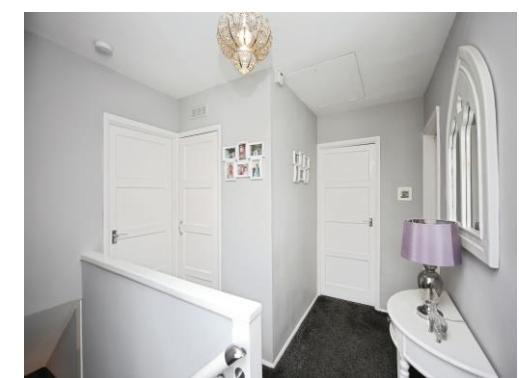
WC, obscure to rear, ceiling light point.

Summerhouse

Timber frame, power sockets

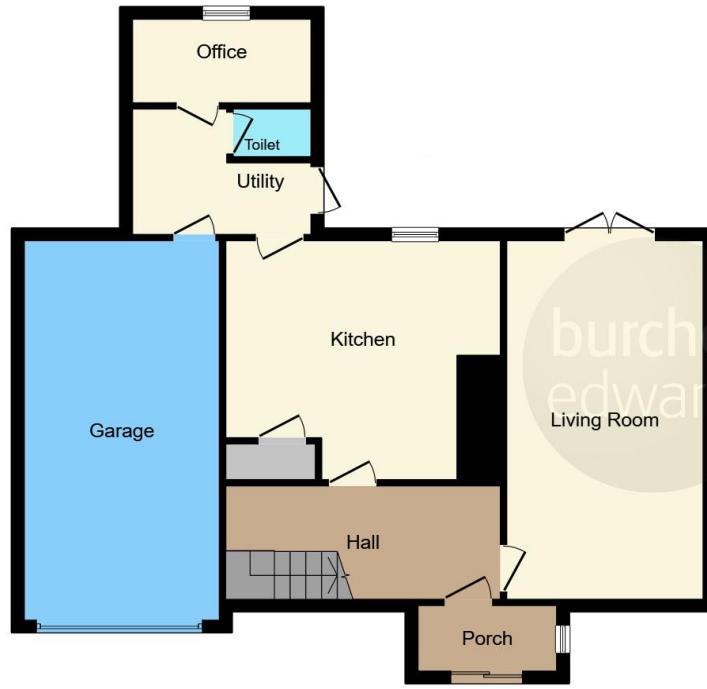
Garage

Space for small vehicle, ceiling light point.









Ground Floor



First Floor

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Tenure: Freehold

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Property Ref: SOL203002 - 0003