



smarthomes

## Kineton Green Road

Solihull

- A Spacious Five Bedroom Detached Family Home
- Fitted Breakfast Kitchen & Three Reception Rooms
- Garage, Driveway Parking & Guest W.C
- Mature South/Westerly Facing Rear Garden

**OIRO £675,000**

Current EPC Rating - D  
Current Council Tax Band - F





## Property Description

A well presented and extended detached family home situated in a most sought after location. Offering accommodation comprising three reception rooms, extended kitchen, conservatory, utility area, guest W.C, five good size bedrooms, four piece family bathroom, additional shower room, separate W.C, mature South/Westerly facing rear garden, garage & driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Spacious Lounge 5.33m x 3.71m (17'6" x 12'2")

Sitting Room to Front 3.91m x 3.68m (12'10" x 12'1")

Conservatory 6.1m max x 5.26m max (20'0" max x 17'3" max)

Dining Room to Rear 3.96m x 3.25m (13'0" x 10'8")

Extended Kitchen 5.84m x 2.72m (19'2" x 8'11")

Bedroom One to Rear 4.01m x 3.63m (13'2" x 11'11")

Bedroom Two to Front 4.88m x 3.33m (16'0" x 10'11")

Bedroom Three to Rear 3.56m x 2.62m (11'8" x 8'7")

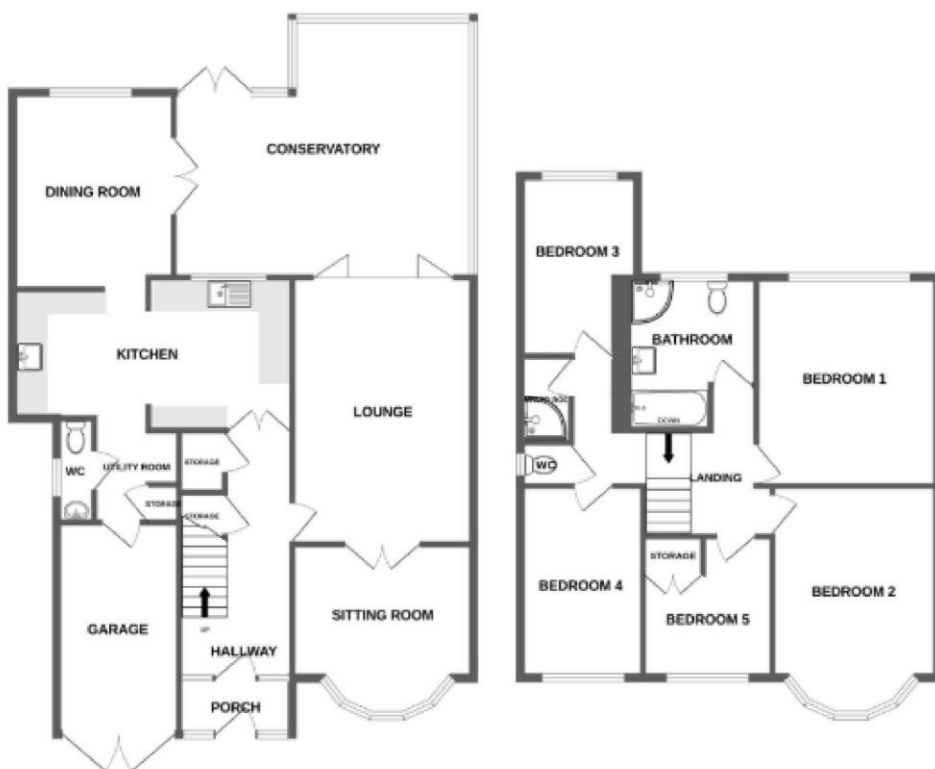
Bedroom Four to Front 3.76m x 2.49m (12'4" x 8'2")

Bedroom Five to Front 2.97m x 2.72m (9'9" x 8'11")

Garage 3.76m x 2.69m (12'4" x 8'10")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and 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.