



smarthomes

Kingslea Road

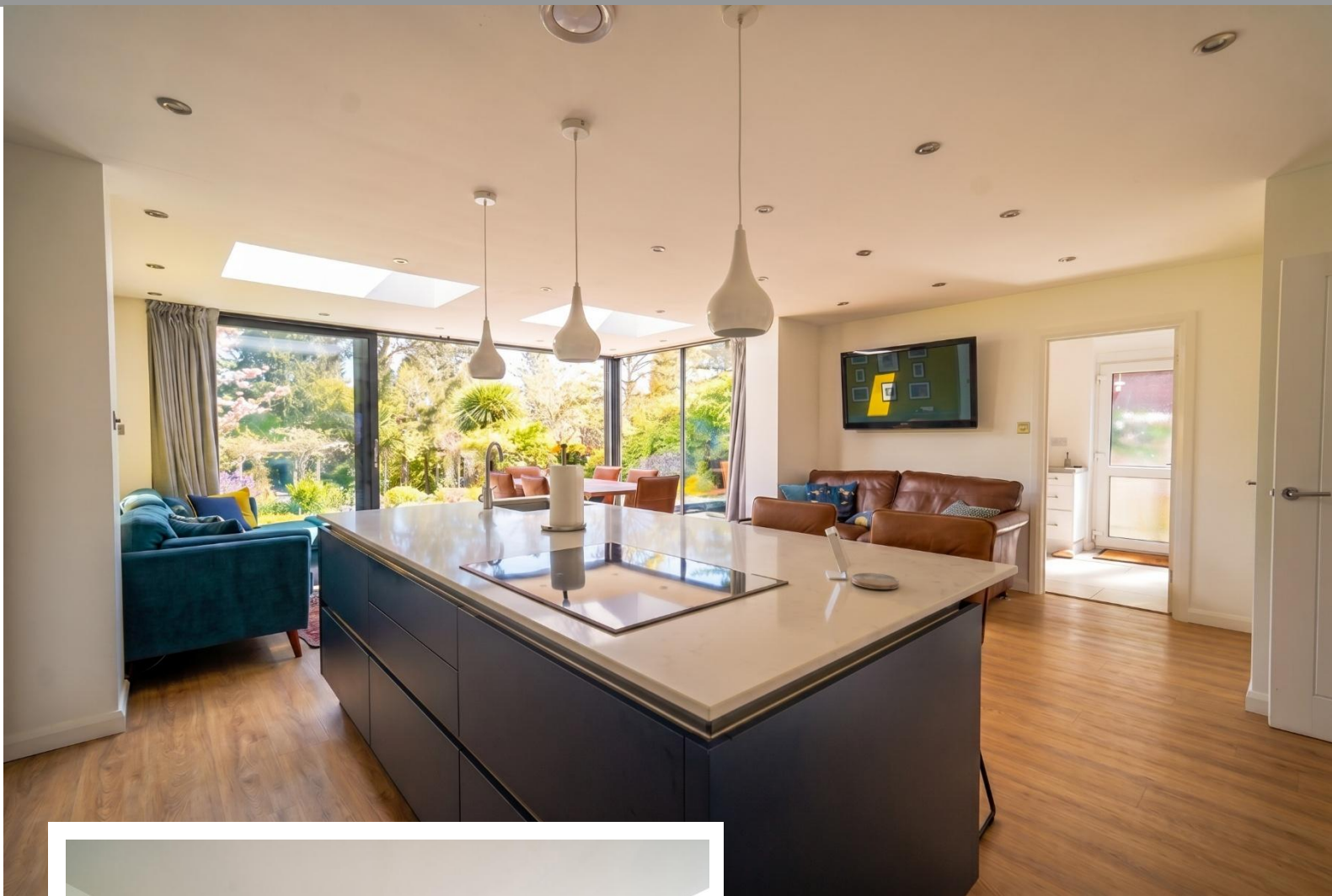
Solihull

- A Very Well Presented Five Bedroom Family Home
- Extended Kitchen/Diner/Family Room & Enlarged Lounge
- Delightful Mature Rear Garden, Garage Store & Driveway
- Three Porcelanosa En-Suite Shower Rooms

£675,000

Current EPC Rating - C
Current Council Tax Band - D

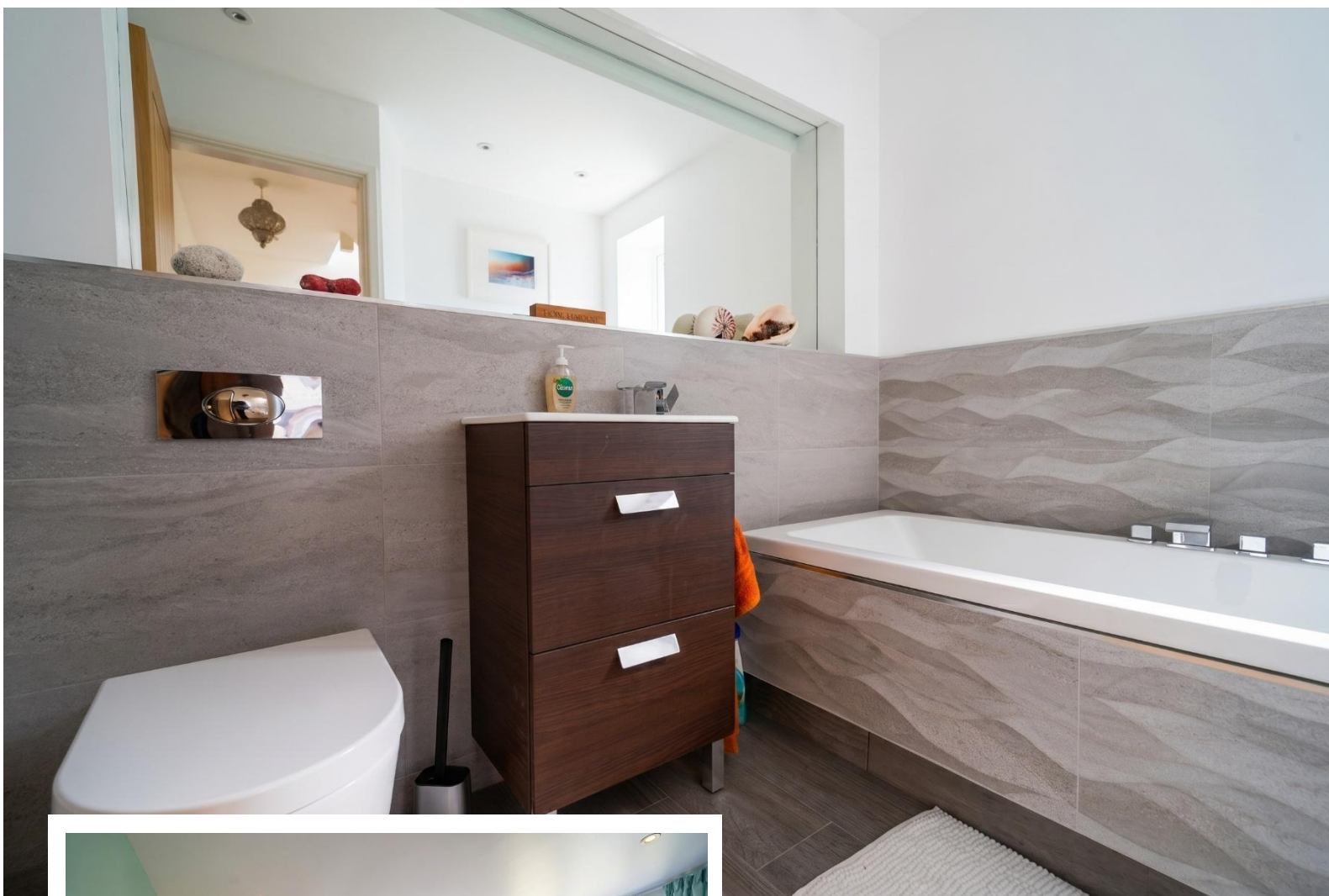




Property Description

A beautifully presented and substantially extended five bedroom semi detached property which has been greatly improved by the existing owners. The accommodation benefits from three Porcelanosa en-suite shower rooms, Porcelanosa family bathroom, enlarged lounge, magnificent open plan kitchen/dining/family room, home office, utility room, guest W.C, garage store and stunning rear garden with garden room/office and timber workshop/storage

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 the new 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

Enlarged Lounge to Front 5.13m x 3.63m (16'10" x 11'11")

Magnificent Open Plan Kitchen/Dining/Family Room to Rear 6.96m x 5.64m (22'10" x 18'6")

Useful Wall-in Pantry 1.27m x 1.55m (4'2" x 5'1")

Utility Room to Side 2.97m x 2.18m (9'9" x 7'2")

Home Office 3.53m x 2.18m (11'7" x 7'2" (max)

Bedroom Two to Rear 3.53m x 3.66m (11'7" x 12'0")

Bedroom Three to Front 4.39m x 3.05m (14'5" x 10'0" (up to wardrobe)

Bedroom Four to Front 2.51m x 4.19m (8'3" x 13'9")

Bedroom Five 2.46m x 1.98m (8'1" x 6'6")

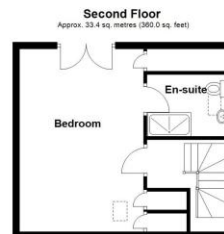
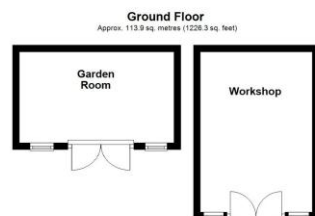
Master Bedroom One to Front 5.51m x 3.56m (18'1" x 11'8")

Garden Room/Office 2.72m x 4.57m (8'11" x 15'0")

Timber Workshop/Storage 4.65m x 3.28m (15'3" x 10'9")

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 Nigel Hodges. Current council tax band – D



Total area: approx. 207.3 sq. metres (2231.4 sq. feet)

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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.