

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1648 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - F  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - 3 - 86%, EE - 83%, Vodafone - 76%, 03 - 75%  
**EPC** - C - 70  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## 2 Kettlebrook Road

Monkspath, B90 4YL  
Offers in the Region £625,000

Situated in the sought-after area of Kettlebrook Road presents a substantial detached house that is ideal for families seeking to upsize. This exceptional home is not to be missed, offering a perfect blend of space, comfort and style in a desirable location.

### FEATURES

- Spacious Detached Family Home
- Dual Aspect Lounge with Conservatory
- Second Versatile Reception Room
- Breakfast Kitchen with Utility Room
- Ground Floor Double Bedroom with en-Suite Shower Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Good Sized Bedrooms
- Family Bathroom
- South Facing Stunning Rear Garden
- Driveway Parking
- Popular Monkspath Location

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

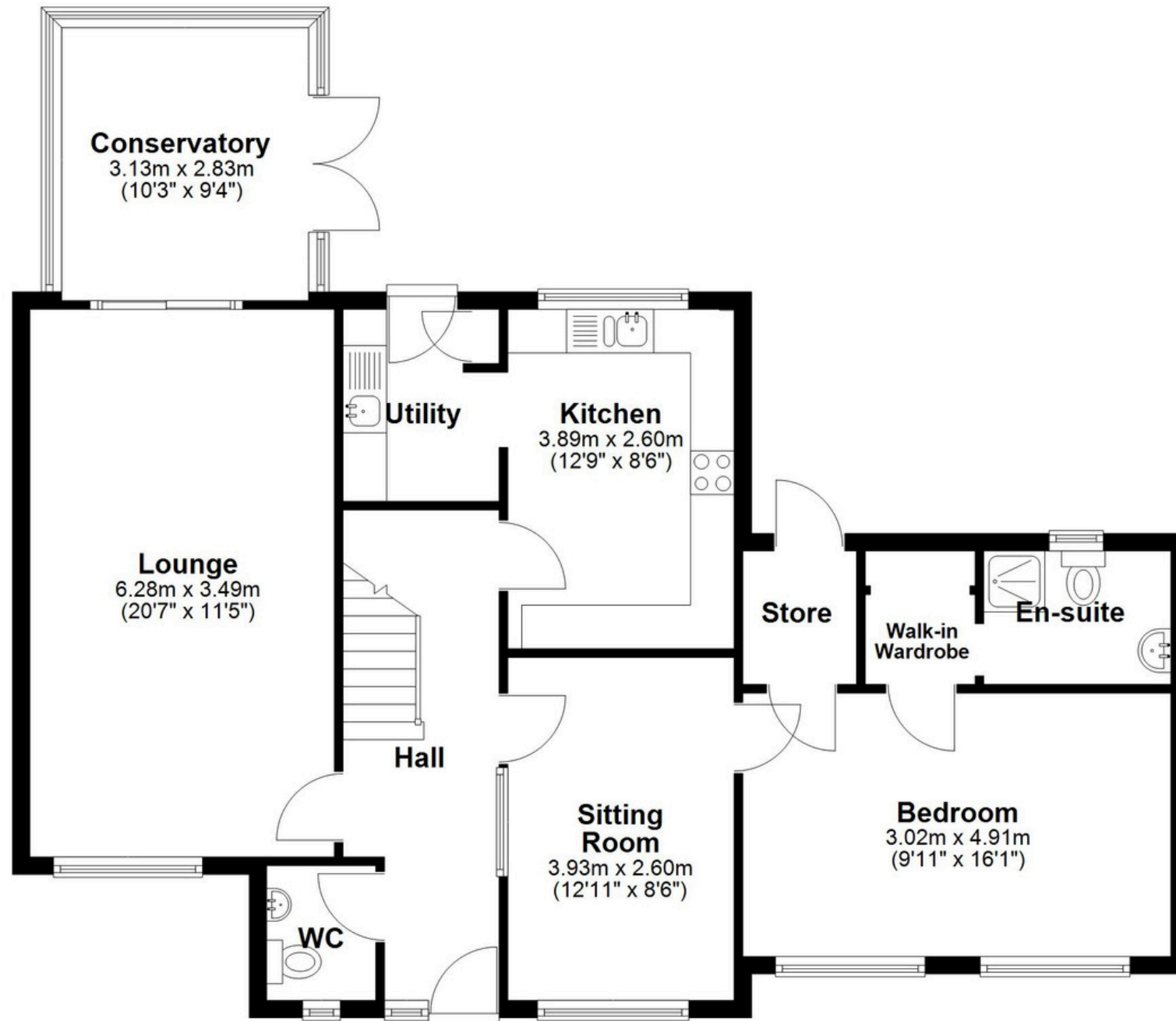
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

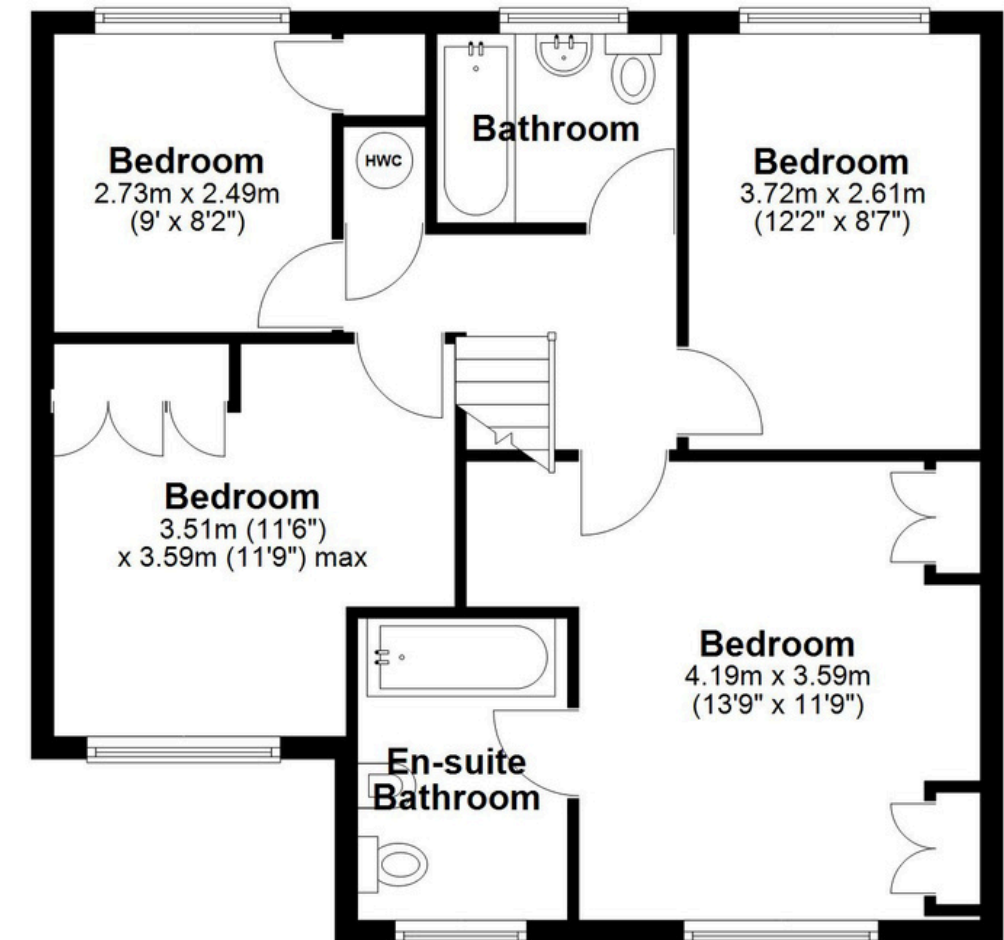
### Ground Floor

Approx. 92.0 sq. metres (990.1 sq. feet)



### First Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 153.2 sq. metres (1648.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection (s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.