



Kemerton Way, Solihull B90 4XG

Sale Price £475,000



**Love
Property Co.**

19 Kemerton Way, Monkspath, Solihull, B90 4XG

Tenure - Freehold
EPC Rating - C
Council Tax Band - E

Love Property Co are pleased to offer this immaculately presented 1232.8 sq.feet (114.5 sq. metres) detached four bedroom family home situated in a quiet location and the desirable Solihull location of Monkspath within a short distance to Widney Manor train station, Solihull and Shirley High Street and local amenities.

Upon entering the property, you have a warm and welcoming hallway with wooden flooring leading to a good sized separate lounge, breakfast kitchen, dining room and downstairs WC. Beautiful, fitted breakfast kitchen boasts integrated appliances, breakfast bar and LVT wooden type flooring. This property features four generously sized bedrooms with the principal bedroom benefiting from built in wardrobes. Family bathroom with shower over bath and a Worcester Bosch Gas Central Heating system completes the accommodation.

Outside boasts a private rear garden, mainly grassed with a good-sized patio, perfect for those who want to enjoy outdoor living without the hassle of extensive maintenance. To the front of the property, there is a driveway providing off road parking for several vehicles.

Overall, this property offers a homely, comfortable living in a fantastic location.

Property Location

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes' drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



PROPERTY MEASUREMENTS:

LOUNGE/LIVING ROOM

16' 0" X 11' 3" (4.87m x 3.42m)

BREAKFAST KITCHEN

13' 3" X 8' 5" (4.04m x 2.56m)

DINING ROOM

9' 9" X 11' 10" (2.98m x 3.61m)

BEDROOM ONE

10' 11" X 14' 1" (3.33m x 4.30m)

BEDROOM TWO

12' 8" X 8' 1" (3.86m x 2.45m)

BEDROOM THREE

7' 0" X 12' 2" (2.14m x 3.70m)

BEDROOM FOUR

9' 0" X 9' 4" (2.75m x 2.85m)

FAMILY BATHROOM

7' 2" X 6' 2" (2.18m x 1.87m)

GARAGE

16' 10" X 8' 1" (5.14m x 2.45m)

TOTAL SQUARE FOOTAGE

1232.8 sq. feet 114.5 sq. metres approx.

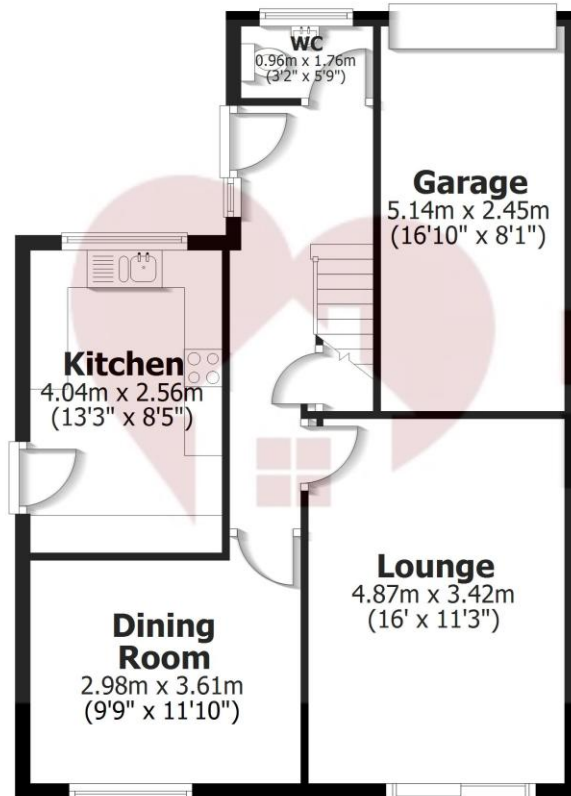
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



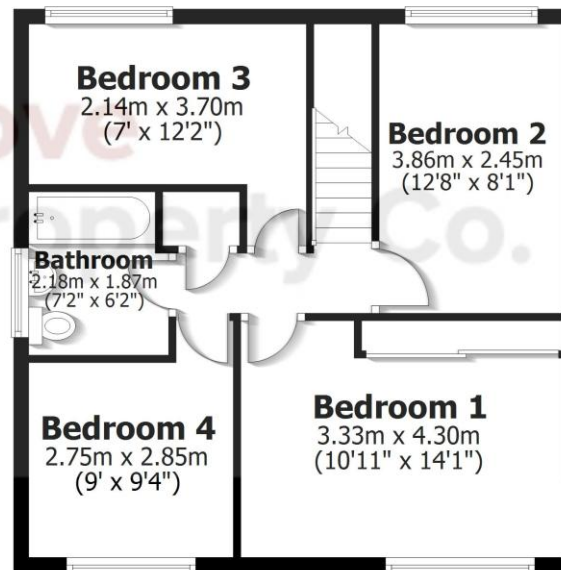
Ground Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
Property Co.