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# Kineton Lane, Hockley Heath, Solihull

## Offers In Excess Of £500,000



This semi-detached house on Kineton Lane is a wonderful opportunity for anyone seeking a family home in a quiet semi-rural setting. There is a cosy lounge, dining room and fitted kitchen, four bedrooms (shower en-suite to main bedroom), family bathroom, and a large garden.

Upon entering, you will find two inviting reception rooms that provide space for relaxation and entertaining. The extended layout enhances the living experience, allowing for a seamless flow between the rooms. Natural light floods the interiors, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the large garden, perfect for outdoor activities including gardening, entertaining or simply enjoying the fresh air. This expansive outdoor space offers gated access to an open space at the rear, useful for dog walking etc.

Located in a desirable neighbourhood, this property is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a village community.

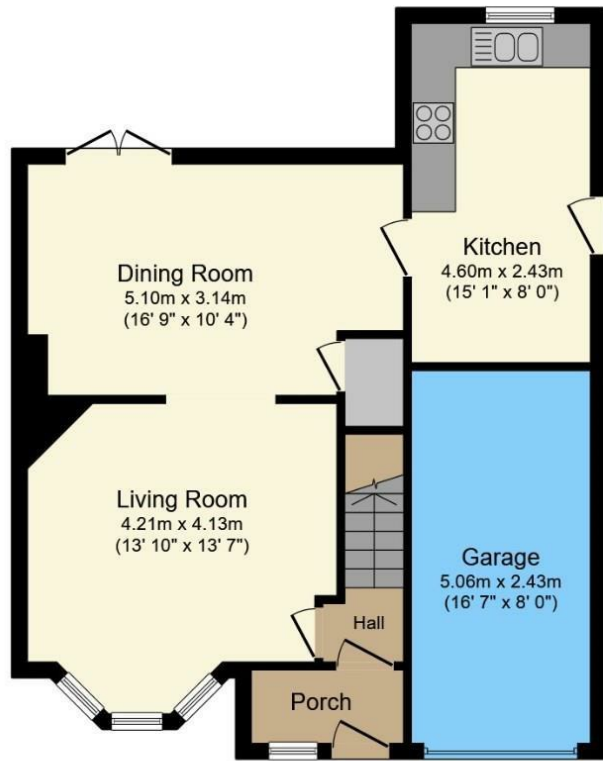
## KEY FEATURES

- Semi-Rural Location
- Living Room, Dining Room and Fitted Kitchen
- Main Bedroom with En-Suite Shower Room
- Three Further Bedrooms + Separate Shower Room
  - Generous Mature Garden
- Garage and Space for Multiple Vehicles
- Total Floor Area Approx 1,275 Sq Ft

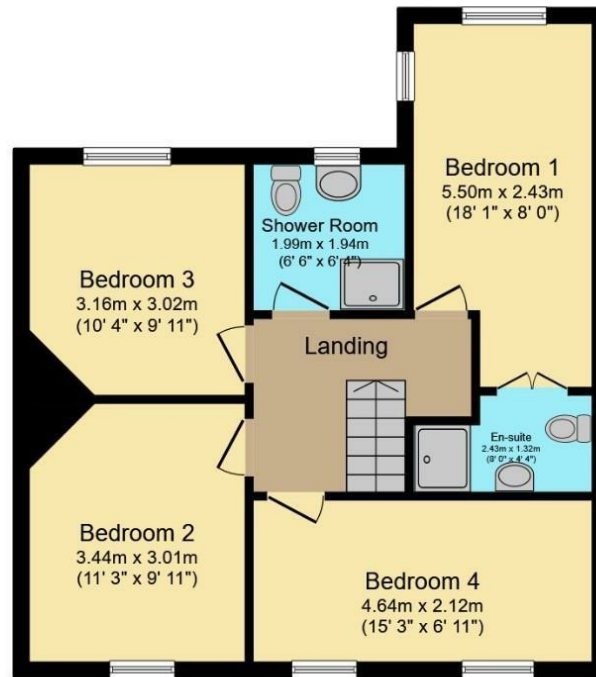








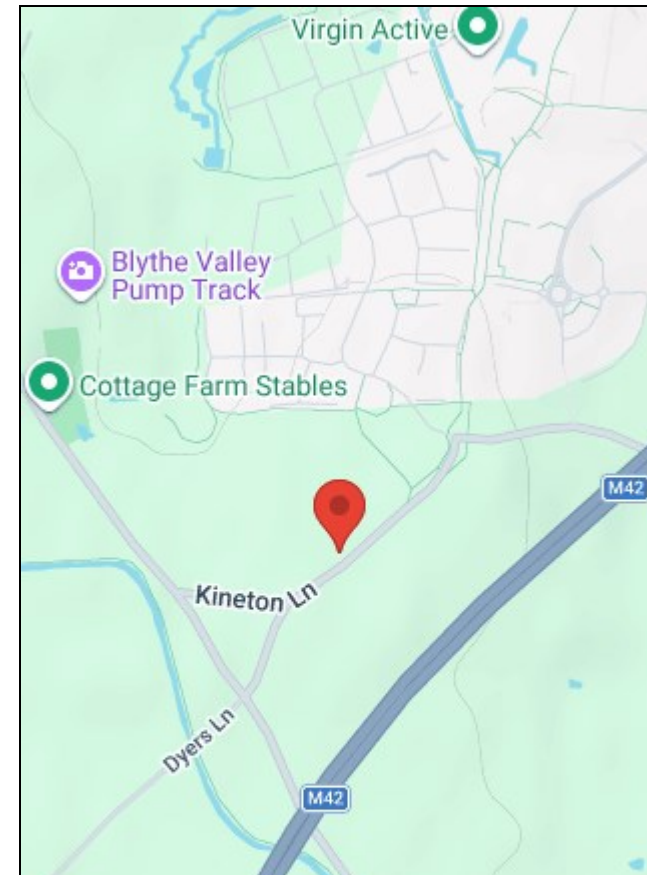
**Ground Floor**



**First Floor**

Total floor area 118.4 sq.m. (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
49	66
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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