



**DM&Co.**  
SALES & LETTINGS

**125 KINETON GREEN ROAD  
SOLIHULL  
B92 7EG**

Discover a charming two bedroom family home with a separate annex, featuring high ceilings and stained glass windows. Ideally situated near local amenities and Olton Train Station for easy commuting.



Stepping the spacious hallway you are presented with access to all living space. The living room, where traditional charm meets modern comfort. High ceilings and stained glass windows create an airy and inviting atmosphere, enhanced by the warmth of a traditional gas fireplace. The adjacent kitchen/diner, fitted with integrated appliances, blends functionality with style, offering a perfect space for family meals and gatherings. Completing the downstairs is a contemporary family bathroom, boasting modern fixtures and finishes, providing a tranquil retreat for relaxation.



Ascend to the first floor to find two generously sized double bedrooms. The principal bedroom is a haven of comfort, featuring built in wardrobes and a convenient wash basin with the second bedroom also benefitting from built in storage space.





The separate annex, versatile as either an additional bedroom or a cosy snug, includes underfloor heating, a W/C and a utility area. The front driveway offers ample off-road parking for two to three vehicles, adding practicality to this charming home.





To the rear of the property is a quaint courtyard which has shared access. From the courtyard you are led up by steps to the rest of the garden where you'll find a beautiful water feature and a further seating area.





## FEATURES

- Stunning Mid Terraced Property
- Traditional Gas Fireplace
- High Stained Glass Windows
- Integrated Kitchen Appliances
- Modern Family Bathroom
- Two Double Bedrooms
- Principal Bedroom with Fitted Wardrobes
- Quaint Rear Courtyard and Further Garden Space
- Separate Annex with W/C and Utility
- Off-Road Parking
- Shared Right of Way Access to Rear

## SIZE

Total - 961 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council C

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

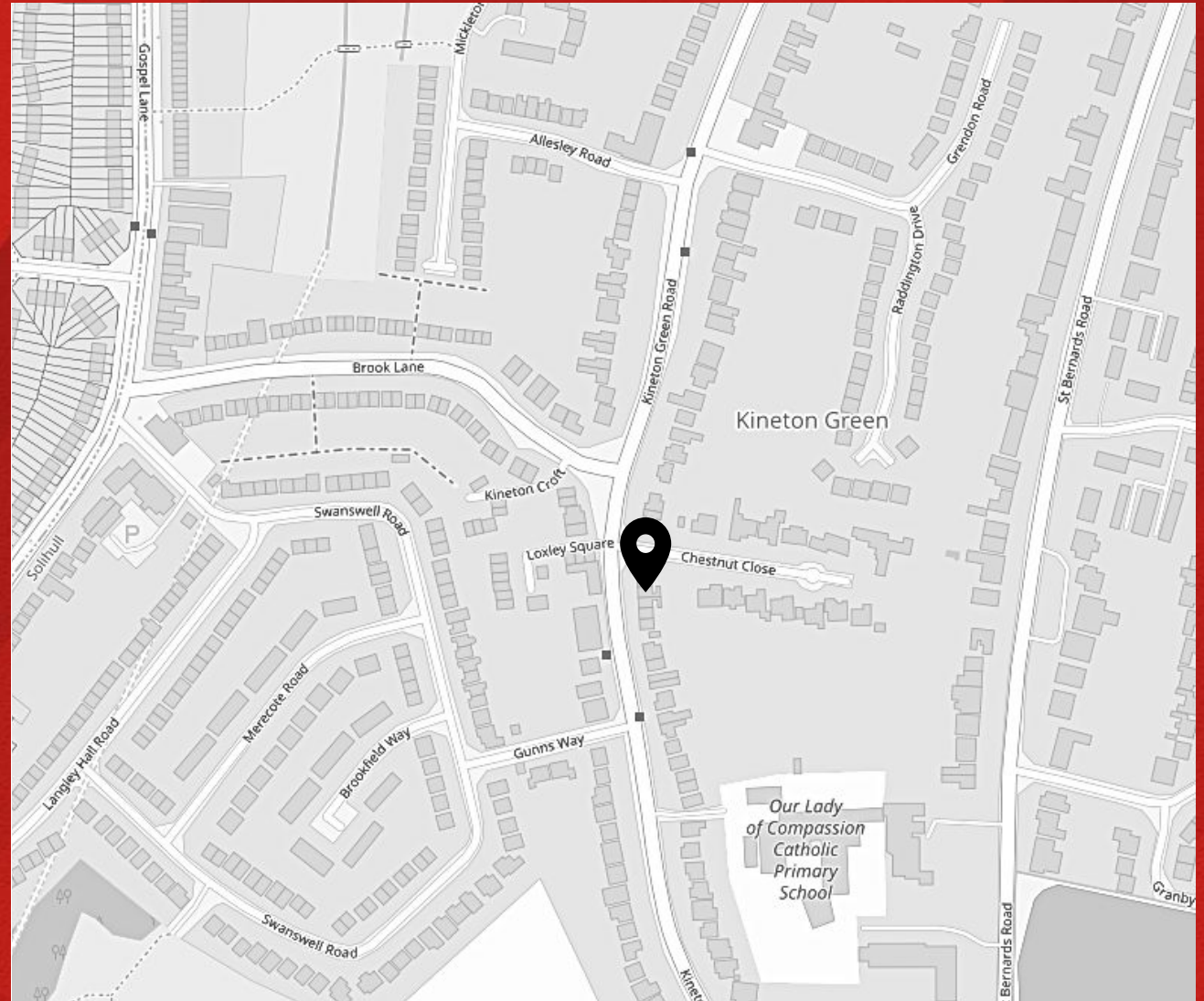
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

@ sales@dmandcohomes.co.uk

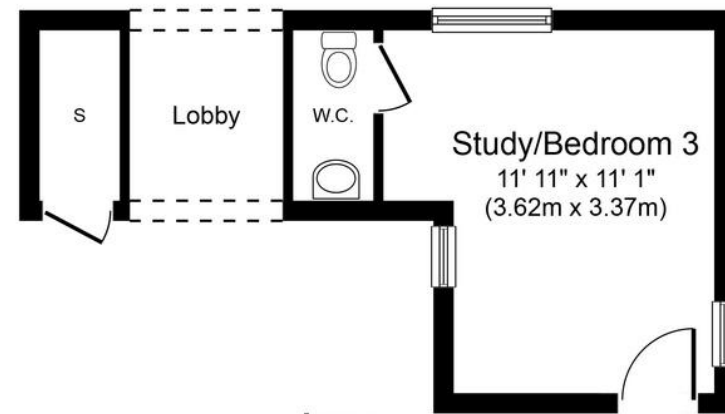
\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



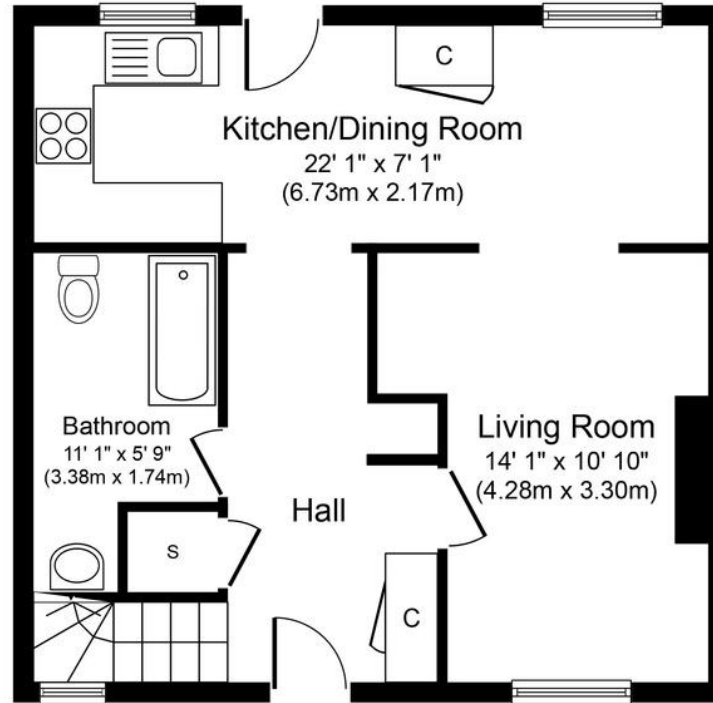
## LOCATION

This delightful property is conveniently located for effortless daily living. Within walking distance of Olton Train Station and a short drive from Solihull Train Station, commuting is made easy. The neighbourhood is enriched with various schools, catering to all ages and two local doctors' surgeries, ensuring all essentials are within easy reach. This property falls under a conservation area.

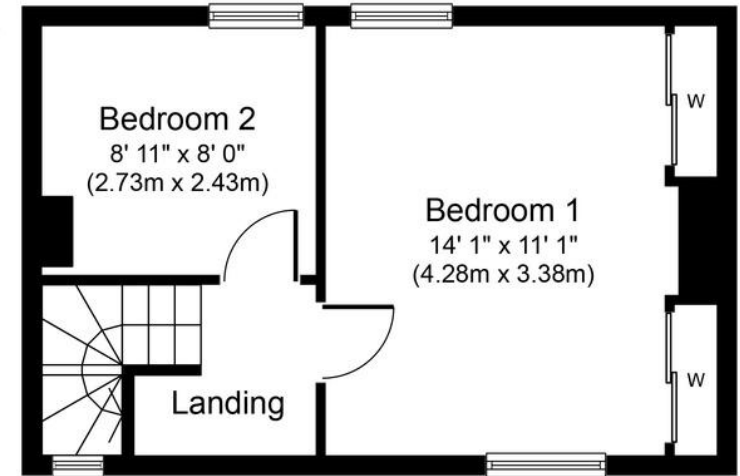




**Annexe**  
Approximate Floor Area  
177 sq. ft.  
(16.4 sq. m.)



**Ground Floor**  
Approximate Floor Area  
474 sq. ft.  
(44.1 sq. m.)



**First Floor**  
Approximate Floor Area  
310 sq. ft.  
(28.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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