

AP MORGAN



Kineton Green Road, Solihull
Offers in the region of £700,000

Features:

- Spacious and well-presented detached home
- Five bedrooms
- Three sitting rooms and large conservatory
- Spacious kitchen and utility area
- Family bathroom, shower room and downstairs WC
- Large rear garden
- Multi-car driveway

Description:

This spacious and well-presented five-bedroom detached home is situated in the sought after area of Olton, Solihull. An ideal family home with an extended living space and amenities including highly regarded schools and proximity to Solihull Town Centre.

Situated on a highly sought after road, upon approach to the property there is a large multi-car driveway with large hedgerows running along the front border providing additional privacy from the road. The driveway also provides access to the integral single car garage as well as side gates for ease of access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with understairs storage space, spacious lounge with double doors at the front leading into a separate sitting room as well as bi-folding doors at the rear leading into a large and bright conservatory, extended kitchen and utility area with downstairs WC, family dining room with double doors leading into the conservatory, first floor landing with WC and shower room, Three good sized double bedrooms and a further two single bedrooms each with space for freestanding furnishings, finally a family bathroom with bath and corner shower cubicle.

The rear garden is a very good size currently comprising various plants and foliage but is an ideal space for those keen on gardening. There is also a patio perfect for outdoor furnishings as well as space at the rear for a large shed.

Situated within highly sought after Solihull, the town offers a wealth of local amenities, including highly regarded schools, colleges, parks, restaurants, bars, and an excellent array of shopping centres such as Touchwood Shopping Centre and the new Resorts World. The property is also within easy reach of convenient road networks connecting to the M42, M6 and providing easy access to the NEC Arena, Birmingham International Airport, and the railway station.



Details:

Porch

Hallway

Lounge 17'4" x 11'10" (5.28m x 3.6m)

Sitting Room 11'10" x 8'8" (3.6m x 2.64m)

Dining Room 13'9" x 10'8" (4.2m x 3.25m)

Conservatory 19'10" x 16'10" (max) (6.05m x 5.13m (max))

Utility Room 6'9" x 5'3" (2.06m x 1.6m)

WC 6'9" x 2'6" (2.06m x 0.76m)

Garage 12'4" x 8'1" (3.76m x 2.46m)

Landing

Bedroom One 12'5" x 11'1" (3.78m x 3.38m)

Bedroom Two 13' x 11'11" (3.96m x 3.63m)

Bedroom Three 12'4" x 8'1" (3.76m x 2.46m)

Bedroom Four 11'8" x 8'4" (max) (3.56m x 2.54m (max))

Bedroom Five 9'2" x 7'10" (max) (2.8m x 2.4m (max))

Bathroom 10' x 8'6" (3.05m x 2.6m)

Shower Room 5'7" x 3'7" (1.7m x 1.1m)

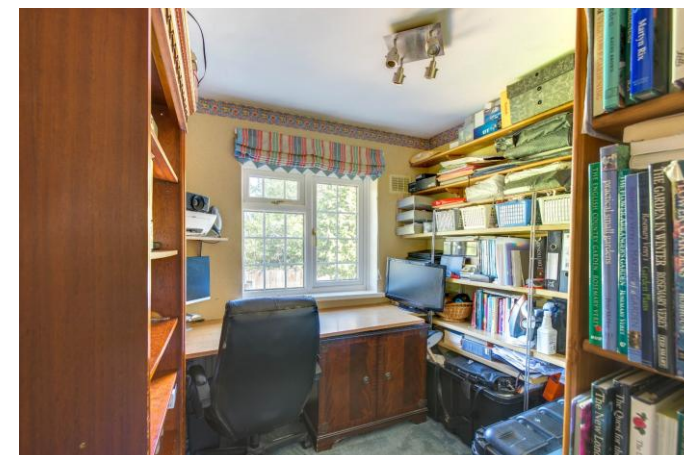
WC 3'4" x 2'10" (1.02m x 0.86m)

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

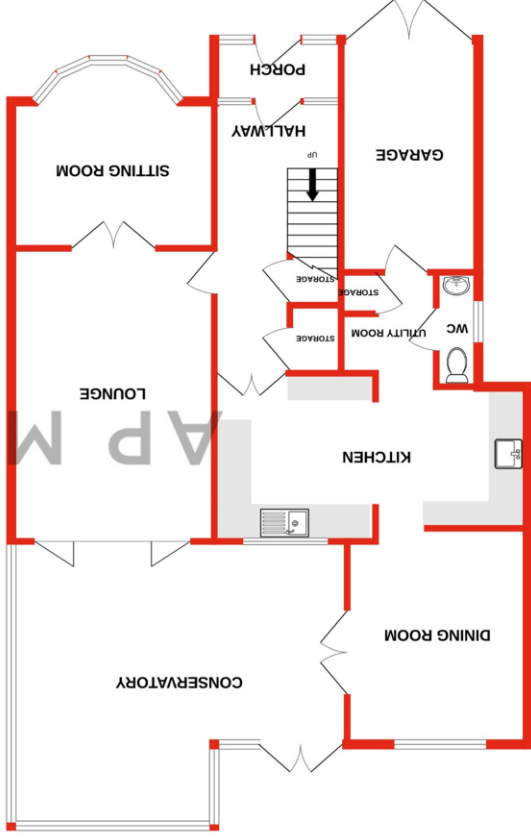
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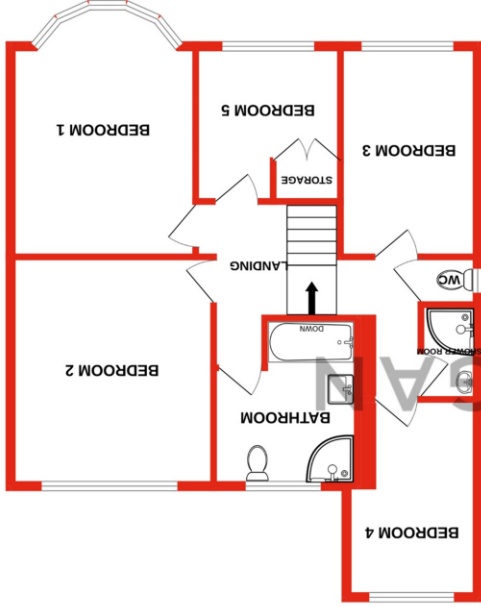
Need a removal company and storage?

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GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2011 sq.ft. (186.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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