



Kinsham Drive, Solihull

Guide Price £470,000





PROPERTY OVERVIEW

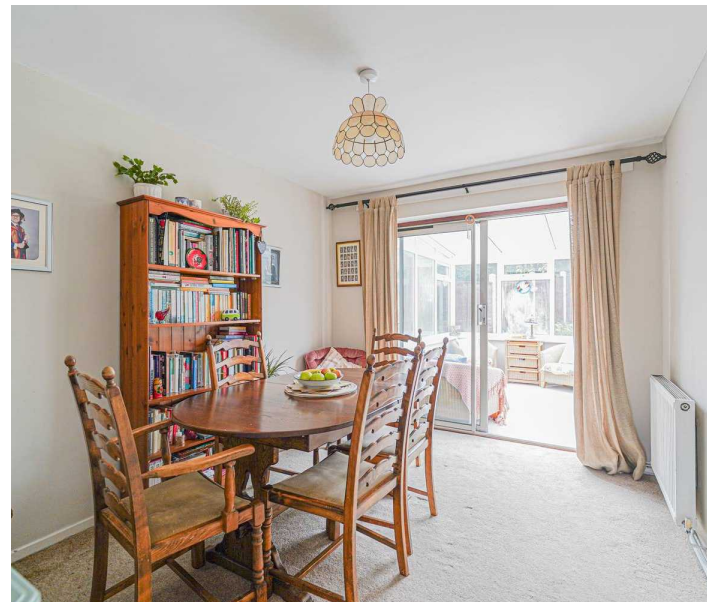
Situated on the popular Hillfield estate an ideal opportunity to purchase this spacious three bedroom detached, situated in the Tudor Grange Academy catchment. This property is within easy walking distance to Widney Manor railway station and briefly comprises of: entrance hall, living room, dining room, conservatory, kitchen, utility room, downstairs wc, three double bedrooms, ensuite shower room, family bathroom, garage and west facing garden.

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.

Council Tax band: E

Tenure: Freehold





- Popular Hillfield Estate
- Quiet Cul De Sac Location
- Three Bedroom Spacious Detached
- Walking Distance To Widney Manor Railway Station
- Tudor Grange Academy Catchment
- Living Room
- Dining Room
- Ensuite Shower Room

ENTRANCE HALL

LIVING ROOM

14' 6" x 12' 1" (4.42m x 3.68m)

DINING ROOM

12' 5" x 9' 1" (3.78m x 2.77m)

CONSERVATORY

11' 8" x 8' 5" (3.56m x 2.57m)

KITCHEN

11' 4" x 8' 0" (3.45m x 2.44m)

UTILITY ROOM

5' 9" x 5' 9" (1.75m x 1.75m)

WC

5' 8" x 2' 11" (1.73m x 0.89m)

FIRST FLOOR

BEDROOM ONE

14' 7" x 12' 4" (4.45m x 3.76m)

ENSUITE

7' 5" x 5' 9" (2.26m x 1.75m)

BEDROOM TWO

13' 1" x 8' 1" (3.99m x 2.46m)

BEDROOM THREE

10' 10" x 7' 10" (3.30m x 2.39m)

BATHROOM

10' 4" x 5' 5" (3.15m x 1.65m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 117.8 sq.m. = 1268 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

17' 0" x 7' 6" (5.18m x 2.29m)

WEST FACING GARDEN**ITEMS INCLUDED IN SALE**

All carpets, some curtains, fitted wardrobes in three bedrooms, all light fittings and the bookcase in the dining room.

ADDITIONAL INFORMATION

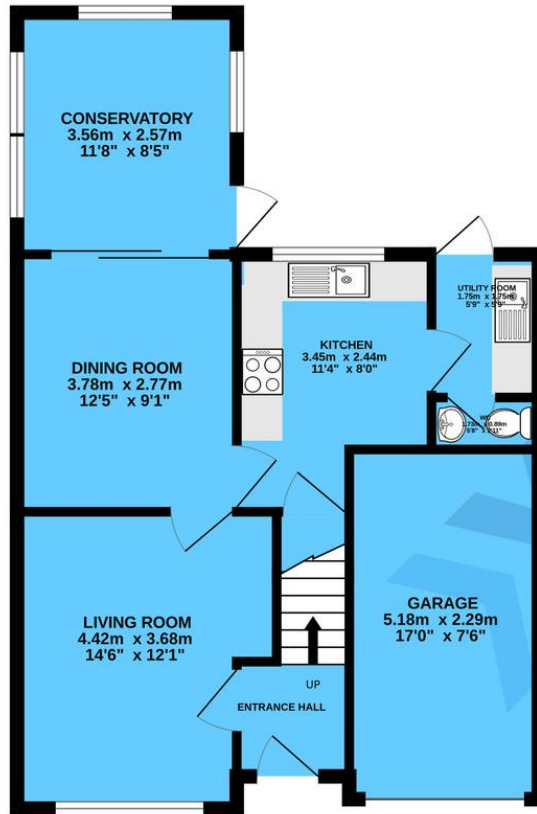
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - which is boarded.

MONEY LAUNDERING REGULATIONS

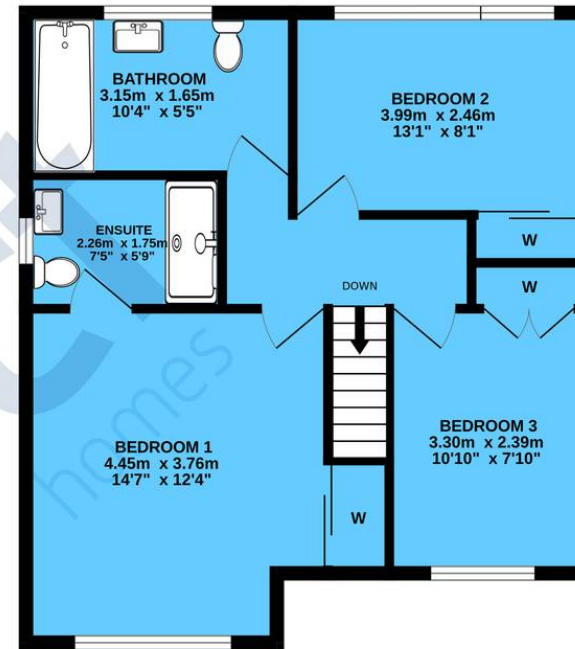
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.8 sq.m. (1268 sq.ft.) 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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