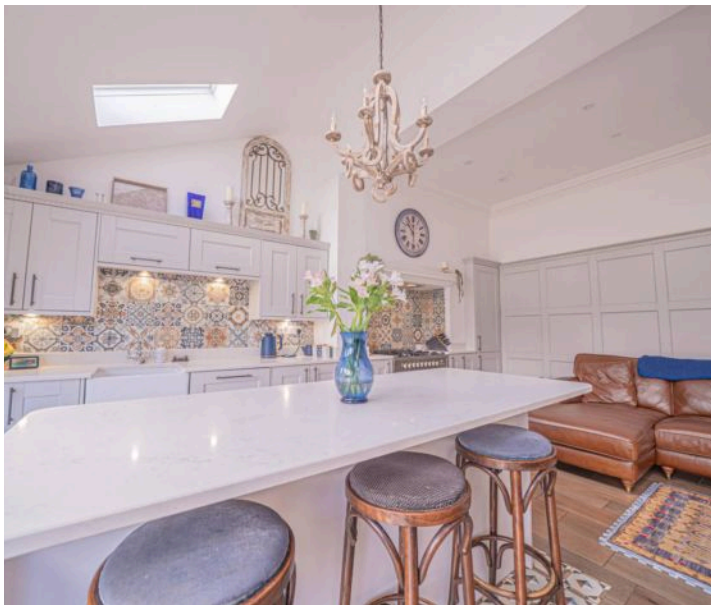




Kineton Green Road, Solihull

Offers Over £800,000





PROPERTY OVERVIEW

Introducing this impressive, substantial six-bedroom, four-bathroom semi-detached period property that has been meticulously extended and modernised to an exceptional standard. Boasting a perfect blend of traditional charm and contemporary comforts, this residence presents an ideal home for those seeking generous living spaces and premium finishes. Upon arrival, the property exudes grandeur with a large entrance hall featuring a stunning stained glass door and windows. Moving through, the expansive lounge located at the front showcases a striking feature fireplace, creating a welcoming ambience for family gatherings and entertaining guests. The heart of this residence lies at the rear, where a spacious kitchen/diner & living room awaits. Retaining many period features, this area has been thoughtfully designed to integrate modern living seamlessly. In addition, a useful utility room and boot room lead to a convenient wet room, enhancing practicality and functionality.



Ascending to the first floor, you will find four ample-sized bedrooms, each boasting ample natural light and comfort. Two well-appointed bathrooms, one of which is en-suite to the principal bedroom, provide luxurious amenities for a relaxing retreat. The principal bedroom, positioned at the front of the property, offers an abundance of fitted wardrobes, a lavish en-suite shower room, and a traditional fireplace adding character and style. Continuing to the second floor, two spacious double bedrooms are complemented by a modern shower room, ensuring privacy and comfort for family members or guests. The thoughtfully designed layout caters to various lifestyle needs with grace and elegance. Outside, a substantial rear garden featuring a full-width patio offers a tranquil escape for outdoor enjoyment and relaxation. The front of the property showcases a large driveway providing ample parking space, supported by a good-sized garage for added convenience. In conclusion, this exquisite property epitomises refined living with its harmonious fusion of period charm and contemporary conveniences. Offering an abundance of space, luxury, and style, this home is truly a rare find for those seeking a refined living experience. Properties of this calibre seldom come to market, and this is an opportunity not to be missed.





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



- Substantial Six Bedroom, Four Bathroom Semi Detached Period Property Which Has Been Extended And Modernised To The Highest Standard
- The Property Is Accessed Via A Large Entrance Hall Which Features A Stain Glass Door & Windows And Leads To A Large Lounge At To The Front With Feature Fireplace
- At The Rear Of The Property Is A Large Kitchen/Diner & Living Room Which Has Been Restored With Many Period Features And Is Supported By A Useful Utility Room & Boot Room Which Leads To A Wet Room
- To The First Floor Are Four Ample Sized Bedrooms & Two Well Appointed Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Bedroom Is Located At The Front Of The Property & Features Plenty Full Fitted Wardrobes, A Luxury En-Suite Shower Room & A Traditional Fireplace
- Located On The Second Floor Are Two Large Double Bedrooms Both Supported By A Modern Shower Room
- To The Rear Of The Property Is Substantial Garden Which Features A Full Width Patio
- To The Front Of The Property Is A Large Driveway Providing Ample Parking Which Is Supported By A Good Size Garage



PORCH

ENTRANCE HALL

25' 7" x 5' 3" (7.80m x 1.60m)

LOUNGE

16' 4" x 12' 6" (4.98m x 3.81m)

KITCHEN/DINER & LIVING ROOM

18' 9" x 18' 1" (5.72m x 5.51m)

BOOT ROOM

8' 2" x 5' 6" (2.49m x 1.68m)

UTILITY ROOM

5' 9" x 5' 5" (1.75m x 1.65m)

WET ROOM

8' 2" x 2' 9" (2.49m x 0.84m)

INTEGRAL GARAGE

17' 9" x 8' 10" (5.41m x 2.69m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 9" x 9' 11" (4.19m x 3.02m)

ENSUITE

5' 8" x 3' 11" (1.73m x 1.19m)

BEDROOM FOUR

9' 11" x 8' 2" (3.02m x 2.49m)

BEDROOM FIVE

8' 2" x 7' 10" (2.49m x 2.39m)

BEDROOM SIX

10' 11" x 8' 6" (3.33m x 2.59m)

**BATHROOM**

8' 10" x 5' 3" (2.69m x 1.60m)

SECOND FLOOR**BEDROOM TWO**

15' 4" x 10' 8" (4.67m x 3.25m)

BEDROOM THREE

11' 3" x 9' 9" (3.43m x 2.97m)

SHOWER ROOM

8' 2" x 4' 9" (2.49m x 1.45m)

TOTAL SQUARE FOOTAGE

130.0 sq.m (1399 sq.ft) approx.

OUTSIDE THE PROPERTY

SUBSTANTIAL GARDEN WITH FULL WIDTH PATIO

LARGE DRIVEWAY WITH AMPLE PARKING

ITEMS INCLUDED IN THE SALE

Montpellier free standing cooker, extractor, Lamona fridge/freezer, Lamona dishwasher, Polypipe underfloor heating, garden shed, all carpets and blinds, some curtains and light fittings, CCTV and car charging point (fitted in 2024).

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers.
Broadband - FTTC (fibre to the cabinet). Loft space - boarded.

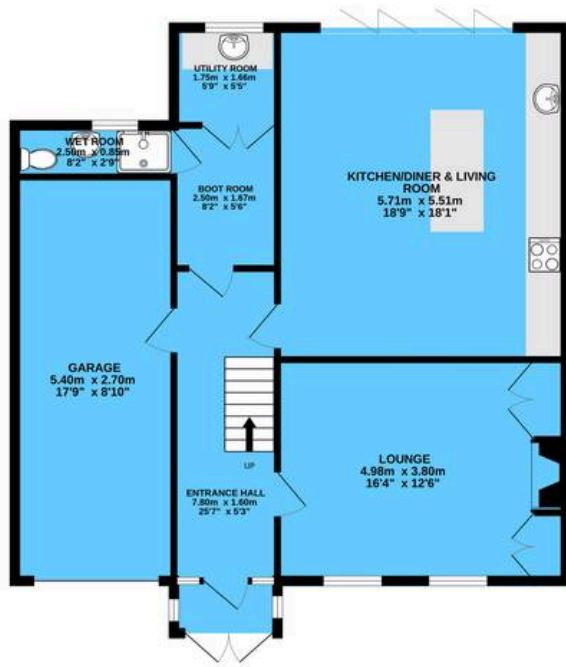


INFORMATION FOR POTENTIAL BUYERS

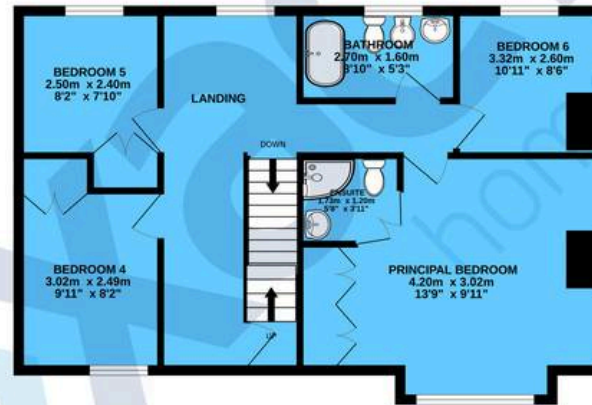
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



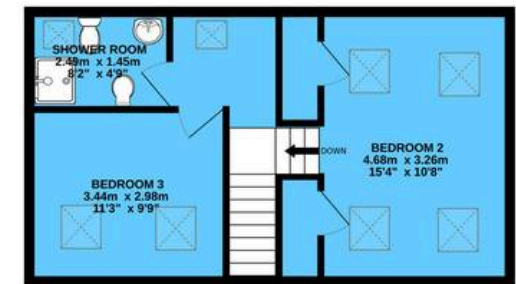
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 130.0 sq.m. (1399 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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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