



# Kineton Green Road, Solihull

Guide Price £750,000







## PROPERTY OVERVIEW

Nestled on a sought-after road in Solihull, this exceptional five-bedroom semi-detached family home exudes character and charm, making it the perfect retreat for a discerning buyer seeking a beautiful family home of traditional allure. Set over three floors, this imposing residence is sure to captivate with its elegant facade and well-maintained exterior. This property sits within the catchment area for Langley School and Kineton Green Primary School. Approached via a sizeable Cotswold Stone driveway offering parking for multiple vehicles, the property is accessed through a welcoming entrance hallway that seamlessly connects the ground floor living spaces. At the heart of the home lies a splendid breakfast kitchen boasting excellent views of the rear garden, creating a tranquil setting for every-day dining and entertaining alike. The ground floor further boasts a generously proportioned living room, ideal for relaxing with loved ones, and a versatile dining room that could easily be repurposed as an additional family room according to one's needs. Completing the ground floor amenities is a practical utility room and an attached garage, providing convenience and ample storage options for the modern family.





Ascending to the first floor, one will find three well-appointed bedrooms, including a sizeable principal bedroom featuring an ensuite bathroom for added privacy and luxury. The second floor of the property accommodates two additional bedrooms, all serviced by a well-appointed Porcelanosa family bathroom (refitted to a high standard), ensuring comfort and convenience for all residents and guests. Large storage space within the eaves of the house leading off the top of the stairs, currently used as a dressing room, but could be converted into a library. Beyond the interior, the property boasts a mesmerising mature garden with well-established greenery, creating a serene outdoor oasis for relaxation and al-fresco dining. A patio seating area offers an inviting space for outdoor gatherings, while an extensive section of lush lawn provides ample opportunity for recreation and leisure activities. In summary, this delightful family home offers a harmonious blend of classic design elements, modern conveniences, and serene outdoor spaces, making it a truly exceptional property with enduring appeal. Don't miss the opportunity to make this enchanting residence your own and experience the epitome of gracious family living in a tranquil setting.



- Traditional Five Bedroom Semi-Detached Home
- Set Over Three Floors
- Abundance Of Charm & Character
- Beautifully Presented Throughout
- Breakfast Kitchen & Two Reception Rooms
- Principal Bedroom With Ensuite
- Practical Utility & Garage Store
- Delightful Rear Garden
- Early Viewing Essential





#### 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. A 10 minute walk from Olton Station and a 7 minute drive from Solihull. 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: F

Tenure: Freehold

#### ENTRANCE HALLWAY

#### LIVING ROOM

13' 7" x 13' 0" (4.14m x 3.96m)

#### DINING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

#### BREAKFAST KITCHEN

22' 4" x 11' 6" (6.81m x 3.51m)

#### UTILITY ROOM

16' 3" x 5' 11" (4.95m x 1.80m)

#### GARAGE/STORE

12' 2" x 6' 7" (3.71m x 2.01m)

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

17' 5" x 13' 1" (5.31m x 3.99m)

#### ENSUITE





**BEDROOM TWO**

11' 10" x 11' 6" (3.61m x 3.51m)

**BEDROOM THREE**

11' 10" x 9' 6" (3.61m x 2.90m)

**BATHROOM**

8' 6" x 8' 6" (2.59m x 2.59m)

**SECOND FLOOR**

**BEDROOM FOUR**

18' 1" x 14' 5" (5.51m x 4.39m)

**BEDROOM FIVE**

11' 10" x 11' 4" (3.61m x 3.45m)

**TOTAL SQUARE FOOTAGE**

180.0 sq.m (1938 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**MATURE GARDEN WITH PATIO SEATING AREA**

**ITEMS INCLUDED IN THE SALE**

Rangemaster extractor, AEG fridge, Beko dishwasher, all carpets and blinds and some light fittings

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - BT. Loft space - boarded.





#### **INFORMATION FOR POTENTIAL BUYERS**

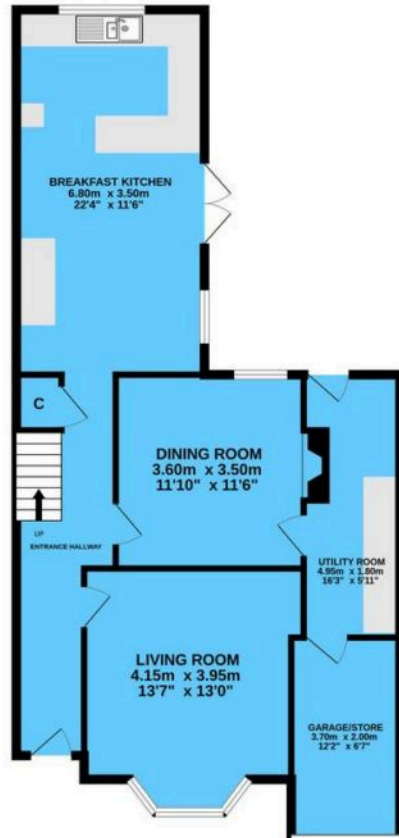
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



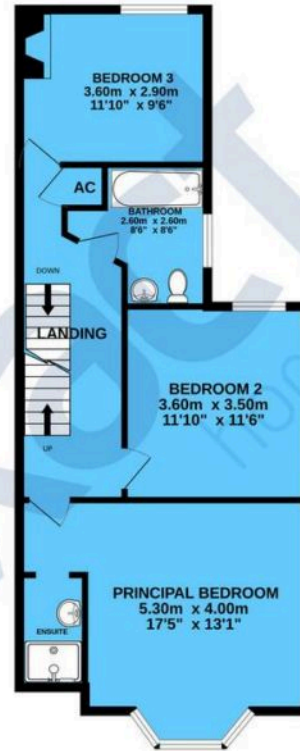




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 180.0 sq.m. (1938 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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