



Kinsham Drive, Solihull

Guide Price **£400,000**





PROPERTY OVERVIEW

Situated on the popular Hillfield estate, an ideal opportunity to purchase this impressive two/three bedroom extended semi detached which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a superb open plan kitchen/dining/family room with downstairs study/third bedroom. Kinsham Drive stands within the Tudor Grange Academy catchment and briefly comprises :- canopy porch, entrance hall, living room, open plan kitchen/dining/family room, study/third bedroom, two first floor bedrooms, modern bathroom and landscaped rear garden.

- Popular Hillfield Estate
- Open Plan Kitchen/Dining & Family Room
- Immaculately Maintained & Decorated
- Living Room
- Two / Three Bedroom Extended Semi Detached
- Study / Third Bedroom
- Internal Viewing Essential
- Tudor Grange Academy Catchment





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: C

Tenure: Freehold

ENTRANCE HALL

LIVING ROOM

4' 8" x 3' 5" (1.42m x 1.04m)

WC

KITCHEN/DINING & FAMILY ROOM

20' 4" x 19' 2" (6.20m x 5.84m)

STUDY/BEDROOM THREE

7' 1" x 6' 11" (2.16m x 2.11m)

GARAGE STORE

FIRST FLOOR

BEDROOM ONE

11' 9" x 10' 2" (3.58m x 3.10m)

BEDROOM TWO

11' 4" x 6' 5" (3.45m x 1.96m)

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m)



**TOTAL SQUARE FOOTAGE**

65.0 sq.m (700 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

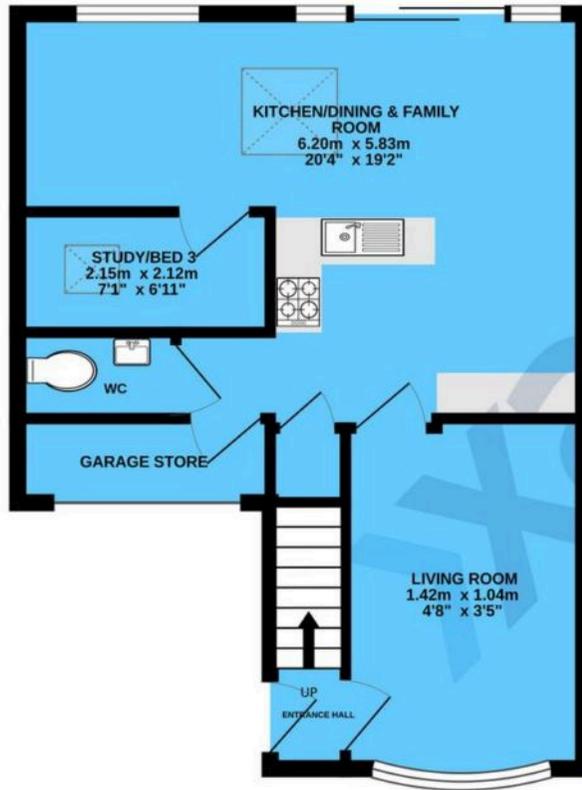
Services - water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

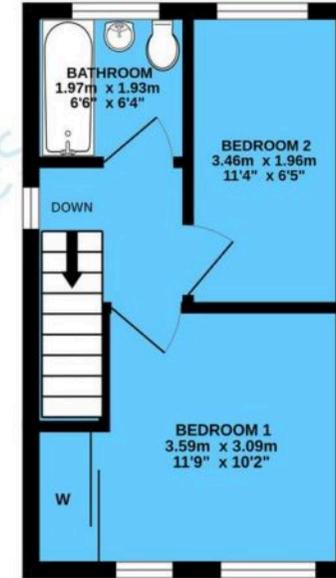
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



TOTAL FLOOR AREA : 65.0 sq.m. (700 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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