



Kingslea Road, Solihull

Guide Price £599,950







## PROPERTY OVERVIEW

This exquisite property presents a rare opportunity to acquire a stunning three-bedroom detached family home located on a peaceful and highly desirable street in Solihull. Situated within close proximity to renowned local schools and convenient amenities, this residence offers the perfect blend of tranquillity and accessibility. As you approach, you are greeted by a generous driveway leading to the entrance hallway, inviting you into an expansive living and dining room flooded with natural light from dual aspects. The open-plan breakfast kitchen overlooks the rear garden, complemented by a practical utility room and guest cloakroom on the ground floor. Upstairs, three double bedrooms await, each adorned with ample storage space, along with a family bathroom. Additionally, the converted loft provides a versatile space, ideal for a playroom or home office. Stepping outside, the property unveils a beautifully manicured rear garden, featuring a sizeable patio seating area perfect for al-fresco dining. The jewel of the outdoor space is undoubtedly the heated swimming pool, accompanied by a charming summerhouse, promising hours of leisure and relaxation. Completing the exterior is a large driveway leading to a single garage, offering ample parking for residents and visitors alike.





This exceptional property seamlessly blends modern comfort with outdoor tranquillity, presenting an unparalleled opportunity for discerning buyers seeking the epitome of family living in a prime Solihull location.

#### 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: F

Tenure: Freehold

- Three Bedroom Detached Family Home
- Set On A Quiet & Sought After Road
- Short Distance From Local Schools & Amenities
- Heated Swimming Pool With Summerhouse
- Dual Aspect Living / Dining Room
- Large Breakfast Kitchen
- Three Generously Sized Bedrooms
- Family Bathroom
- Loft Conversion Into Versatile Space
- Large Driveway & Single Garage







## ENTRANCE PORCH

## ENTRANCE HALLWAY

## WC

## LIVING / DINING ROOM

26' 6" x 11' 11" (8.08m x 3.62m)

## BREAKFAST KITCHEN

20' 6" x 12' 0" (6.26m x 3.66m)

## UTILITY ROOM

19' 11" x 5' 4" (6.08m x 1.63m)

## INTEGRAL GARAGE

15' 11" x 8' 3" (4.84m x 2.52m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

14' 11" x 11' 9" (4.55m x 3.59m)

## BEDROOM TWO

11' 11" x 11' 10" (3.62m x 3.61m)

## BEDROOM THREE

11' 10" x 11' 1" (3.61m x 3.38m)

## BATHROOM

9' 4" x 7' 10" (2.85m x 2.39m)

## SECOND FLOOR

## LOFT ROOM

24' 4" x 12' 0" (7.42m x 3.67m)

## TOTAL SQUARE FOOTAGE

154.0 sq.m (1658 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**

### **PATIO SEATING AREA**

### **HEATED SWIMMING POOL**

### **SUMMERHOUSE**

### **ITEMS INCLUDED IN THE SALE**

Hotpoint free-standing cooker, extractor, Bosch fridge, Beko freezer, Bosch dishwasher, Bosch washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, free-standing wardrobe in one bedroom and garden shed.

### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable.

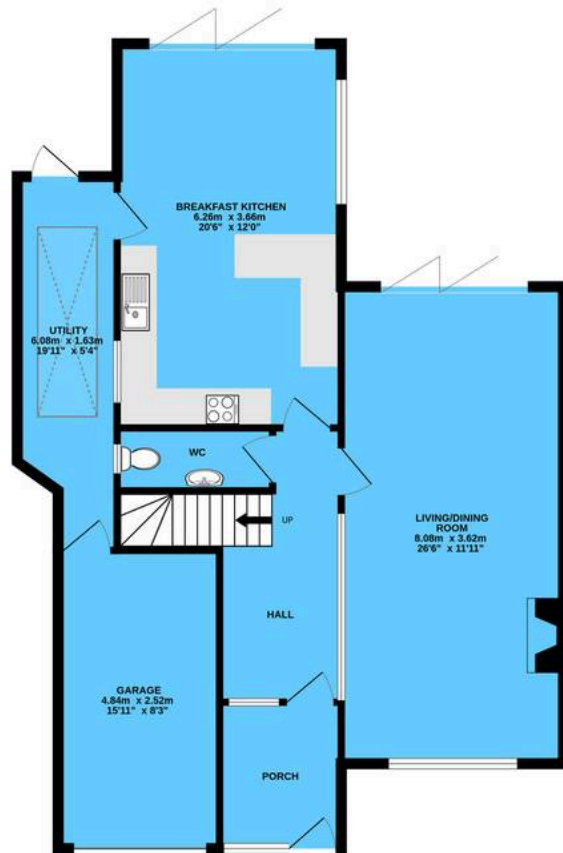
### **INFORMATION FOR POTENTIAL BUYERS**

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.

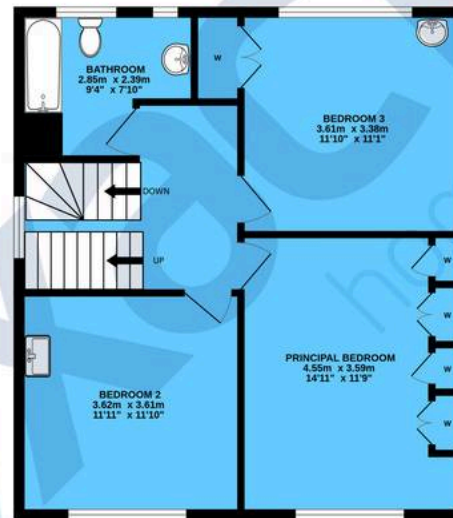




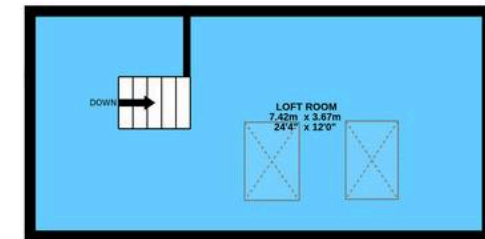
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 154.0 sq.m. (1658 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

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