



Kingslea Road, Solihull

Guide Price £525,000





## PROPERTY OVERVIEW

Offered to the market with no upward chain, this impressive three double bedroom detached family home is ideally situated on a highly sought-after road, within easy walking distance to Tudor Grange Academy and close to all local amenities as well as the town centre. The property provides excellent scope for extension, subject to the necessary planning permission, making it a perfect choice for growing families seeking a long-term home.

Upon entering, you are welcomed by a spacious entrance hallway, which features ample storage options and a convenient guest cloakroom. The main living accommodation is both versatile and inviting, with a generously proportioned living room that seamlessly connects to a formal dining room through a set of double doors, creating an ideal space for both everyday living and entertaining guests.

The fitted breakfast kitchen offers plenty of workspace and storage, catering to the needs of busy family life. There is also a useful side store or utility area, which provides direct access to the integral single garage, ensuring practicality and convenience.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms, a home office, or playroom as required. The family bathroom and separate WC serve all bedrooms effectively.





Outside, the property enjoys a private rear garden with a large patio seating area. Additional benefits include a driveway to the front of the property, providing off-road parking for multiple vehicles.

With its prime location, spacious layout, and potential for further enhancement, this property presents a rare opportunity to secure a substantial family home in a desirable area. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

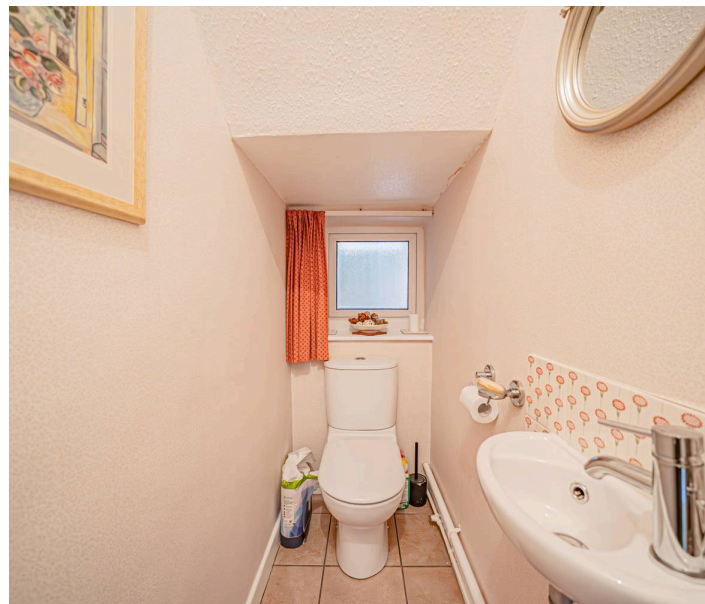
#### PROPERTY LOCATION

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

- Three Double Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Sought-After Road Close To All Local Amenities
- Walking Distance To Tudor Grange Academy
- Two Large Reception Rooms
- Fitted Breakfast Kitchen
- Three Generously Sized Bedrooms
- Private Rear Garden
- Scope For Extension Subject To Planning Permission
- Driveway & Single Garage





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

19' 2" x 11' 10" (5.85m x 3.61m)

**DINING ROOM**

15' 0" x 11' 11" (4.56m x 3.62m)

**BREAKFAST KITCHEN**

11' 10" x 8' 0" (3.60m x 2.44m)

**SIDE STORE / UTILITY AREA**

14' 8" x 5' 1" (4.46m x 1.55m)

**INTEGRAL GARAGE**

15' 9" x 8' 11" (4.79m x 2.71m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 10" x 11' 9" (4.52m x 3.57m)

**BEDROOM TWO**

11' 8" x 11' 7" (3.55m x 3.53m)

**BEDROOM THREE**

11' 9" x 11' 0" (3.59m x 3.36m)

**BATHROOM**

8' 0" x 6' 3" (2.44m x 1.90m)

**WC**

**TOTAL SQUARE FOOTAGE**

147.0 sq.m (1581 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**GARDEN**

**LARGE PATIO SEATING AREA**



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

TBC.

#### **ADDITIONAL INFORMATION**

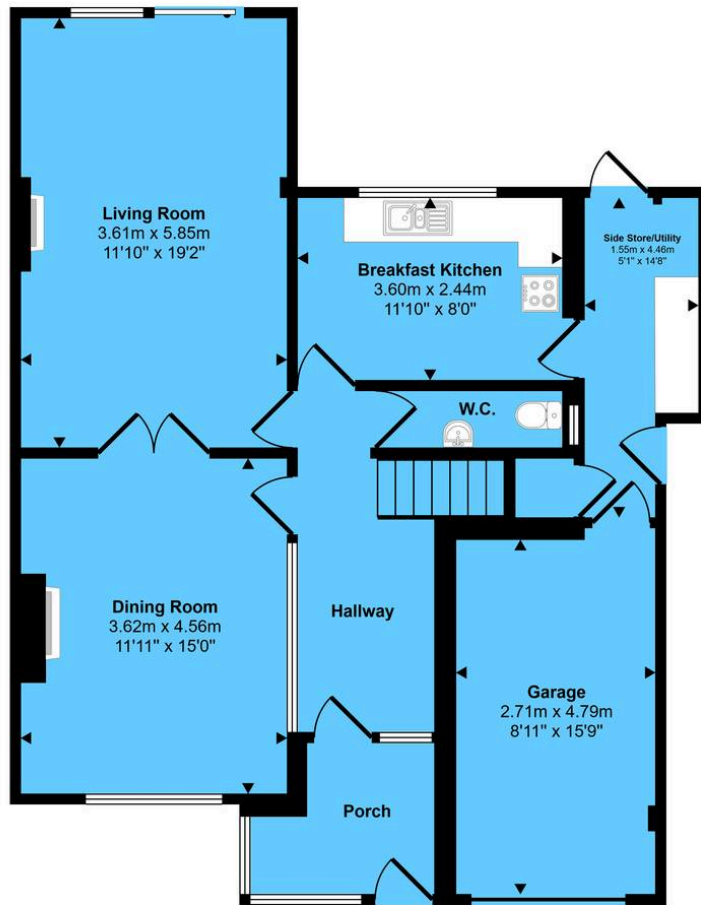
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - partially boarded.

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

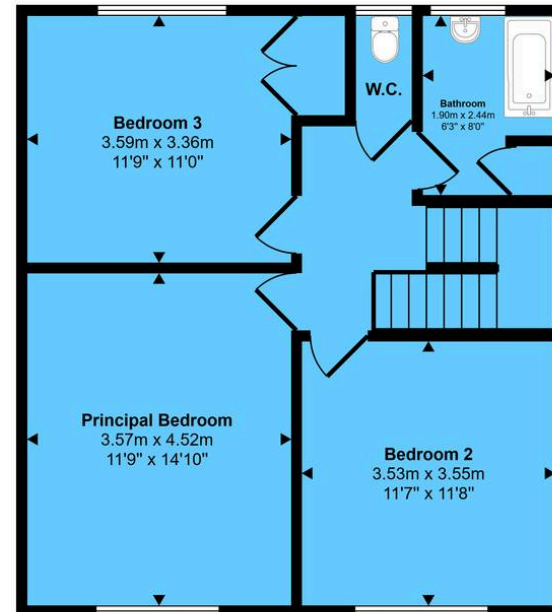
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
147 sq m / 1581 sq ft



Ground Floor  
Approx 89 sq m / 954 sq ft



First Floor  
Approx 58 sq m / 627 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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