



Kingsbrook Drive, Solihull

Guide Price £629,950







#### PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, a fantastic opportunity to purchase this impressive four bedroom detached originally build by Bryant Homes to the Viscount design. This property is offered to the market with no upward chain, benefits from gas central heating, double glazing and has been immaculately maintained throughout, benefiting from a modern re-fitted kitchen, ensuite shower room, family shower room and South facing garden. Kingsbrook Drive stands within the Tudor Grange Academy catchment and the accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, living room, dining room, sun room, modern re-fitted kitchen, utility room, four bedrooms, modern re-fitted ensuite shower room, family shower room, South facing rear garden and garage/store.



- Popular Hillfield Estate
- Four Bedroom Detached
- No Upward Chain
- Tudor Grange Academy Catchment
- Immaculately Maintained
- Internal & Early Viewing Essential
- Three Reception Rooms
- Ensuite Shower Room & Family Shower Room
- South Facing Rear Garden



#### PROPERTY LOCATION

Kingsbrook Drive is on the Monkspath/Hillfield established housing estate and community in Solihull, it encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors surgery, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Kingsbrook Drive is also within walking distance to Widney Manor railway station and Solihull town centre, which 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 (a few minutes drive from Kingsbrook Drive) 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

#### PORCH

5' 10" x 2' 10" (1.78m x 0.86m)

#### ENTRANCE HALL

11' 8" x 5' 7" (3.56m x 1.70m)





**WC**

7' 9" x 2' 9" (2.36m x 0.84m)

**LIVING ROOM**

16' 10" x 11' 9" (5.13m x 3.58m)

**DINING ROOM**

11' 7" x 8' 7" (3.53m x 2.62m)

**SUN ROOM**

10' 4" x 9' 10" (3.15m x 3.00m)

**KITCHEN**

13' 9" x 8' 3" (4.19m x 2.51m)

**UTILITY ROOM**

8' 3" x 7' 7" (2.51m x 2.31m)

**GARAGE/STORE**

8' 6" x 8' 3" (2.59m x 2.51m)

**FIRST FLOOR****BEDROOM ONE**

12' 0" x 11' 7" (3.66m x 3.53m)

**ENSUITE**

6' 8" x 5' 5" (2.03m x 1.65m)

**BEDROOM TWO**

11' 7" x 10' 6" (3.53m x 3.20m)

**BEDROOM THREE**

9' 1" x 8' 6" (2.77m x 2.59m)

**BEDROOM FOUR**

9' 5" x 7' 0" (2.87m x 2.13m)

**SHOWER ROOM**

7' 5" x 5' 5" (2.26m x 1.65m)

**TOTAL SQUARE FOOTAGE**

140 sq.m (1507 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **SOUTH FACING REAR GARDEN**

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

Free standing cooker, extractor, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - previously BT.

#### **MONEY LAUNDERING REGULATIONS**

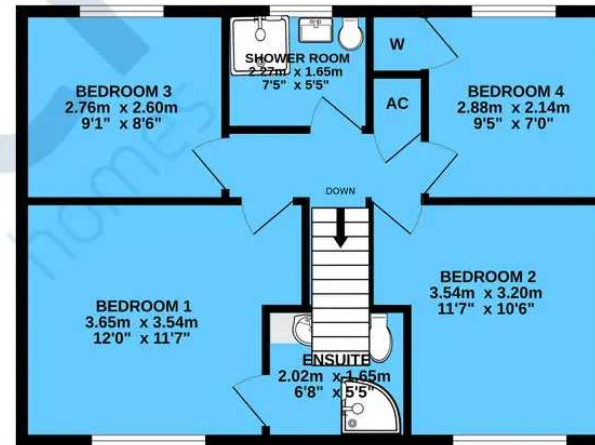
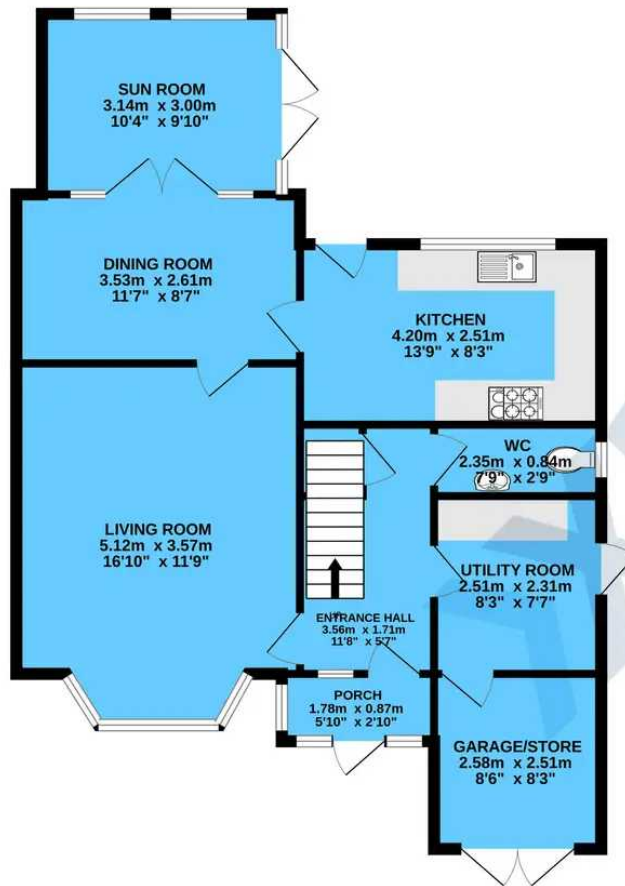
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 140.0 sq.m. (1507 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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