



**Offers Over: £260,000**

## **Kineton Green Road, Solihull, B92 7EF**

Solihull is situated in the heart of England and is considered to be one of the most highly sought-after residential areas in the country providing an excellent range of local amenities including excellent primary & secondary schools, colleges, parks/nature walks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6 and A45 Coventry Road giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is conveniently located being near local shops, excellent primary and secondary schools, as well as Olton Train Station being only a short 15 Minute walk away providing commuter lines from Birmingham City Centre through to London Marylebone

In Brief the property comprises of 1 Reception room, Fitted Kitchen, Rear Garden, Stairs off to first floor, Bathroom and Two double Bedrooms one of which benefits from a beautiful mezzanine with ample head space





### **Oak Framed Enclosed Porch**

With ceramic tiling to floor UPVC double glazed windows to side and UPVC double glazed door leading into; -



### **Lounge 12' 4" x 11' 9" (3.76m x 3.58m)**

Having oak flooring, gas central heating radiator, bespoke storage to chimney recess, coving to ceiling, recessed ceiling spotlights, UPVC double glazed bow window to front, oak fire surround with recessed log burner set on tiled hearth and part glazed oak door leading providing access to; -



### **Fitted Kitchen 11' 6" x 9' 8" (3.51m x 2.95m)**

This Beautifully presented fitted kitchen with a range of matching base, wall and drawer units, bespoke storage, integrated washing machine and slim-line dishwasher, free standing Classic 90 range oven with five ring gas burner, hot plate and double oven, oak staircase with cupboard housing Worcester central heating boiler, tiled splashback, ceiling downlights, pan shelving, double glazed Georgian bar window to rear garden, contemporary vertical wall mounted radiator and sink and drainer unit with tap over

## **First Floor**

### **Landing**

Accessed via the stairs from the first floor and providing access to;-



### **Bedroom One 9' 7" x 9' 4" (2.92m x 2.84m)**

Having fitted oak frame wardrobes with hanging rails and shelving, feature shelving with downlights and oak ladder leading to mezzanine floor with retaining balustrade, gas central heating mounted radiator, seating area and vaulted ceiling



### **Bedroom Two 5' 6" x 8' 5" (1.68m x 2.57m)**

Benefiting from oak flooring, double glazed Georgian bar window to rear, wall mounted gas central heating radiator, double fitted wardrobes and ceiling light point.



### Bathroom

With a corner shower cubical & shower head over, feature ceramic hand wash bowl with mixer tap over, W/C, recessed ceiling spotlights, chrome ladder style heated towel rail and tiling to walls and floor.



### Rear Garden

Being paved and having flower and shrubbery borders with fenced boundaries. The Rear Garden can be doubled in size by re-erecting new boundaries to the rear of the property as the side access is for the neighbours..

Property Ref: SSL1000107

### Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

## Floorplan