



Kineton Green Road  
Solihull

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### Property Description

Four bedroom semi-detached house in sought after location. In need of modernisation and situated along this incredibly popular road and briefly comprising: four bedrooms, two bathrooms, conservatory, office/workshop, two receptions, rear family garden and ample parking to front. The property is available with NO UPWARD CHAIN!

### Approach

Large block paved driveway providing off road parking with lawn to the side.

### Entrance Hallway

Double glazed door and windows to front elevation, under stairs storage cupboard and central heating radiator.

### Living Room

12' 4" x 11' 9" ( 3.76m x 3.58m )  
Double glazed window to front elevation, gas fire and central heating radiator.

### Dining Room

9' 9" x 13' ( 2.97m x 3.96m )  
Single glazed patio doors to rear elevation and central heating radiator.

### Reception Room

11' 5" x 6' 8" ( 3.48m x 2.03m )  
Wash hand basin, wood flooring and central heating radiator.

### Kitchen

.9' 8" x 9' 9" ( 2.95m x 2.97m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood, tiled to splash prone areas, further appliance space and central heating radiator.

### Utility Room

Door into guest W.C

### Guest W.C

Double glazed window to side elevation, WC and central heating radiator.

### Conservatory

18' 6" x 11' 6" ( 5.64m x 3.51m )  
Of UPVC double glazed and brick built construction and central heating radiator.

## Landing

Double glazed window to rear elevation and doors off to:

## Bedroom One

12' 4" x 10' 9" ( 3.76m x 3.28m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

11' 9" x 12' 9" ( 3.58m x 3.89m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 6" x 12' 4" ( 2.59m x 3.76m )

Double glazed window to front elevation and central heating radiator.

## Shower Room

Shower cubicle.

## Bedroom Four

8' 6" x 9' 8" max ( 2.59m x 2.95m max )

Double glazed window to front elevation, over stairs storage and central heating radiator.

## Bathroom

Double glazed window to rear elevation, central heating radiator, shower cubicle, heated towel warmer and fully tiled.

## Separate W.C

WC.

## Garden

Good size rear garden with patio area, gated side access, outside tap, lawn, storage shed and mature plants and shrubs to borders.

## Garage

Double opening doors, single glazed door to side elevation, light point and power supply,















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**EPC Rating: D**

**Tenure: Freehold**

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