



smarthomes

Kimberley Road

Solihull

- A Well Presented Three Bedroom Family Home
- Extended & Re-Fitted Breakfast Kitchen
- Delightful Private Rear Garden
- Spacious Through Lounge/Diner

£350,000

Current EPC Rating - 53
Current Council Tax Band - C

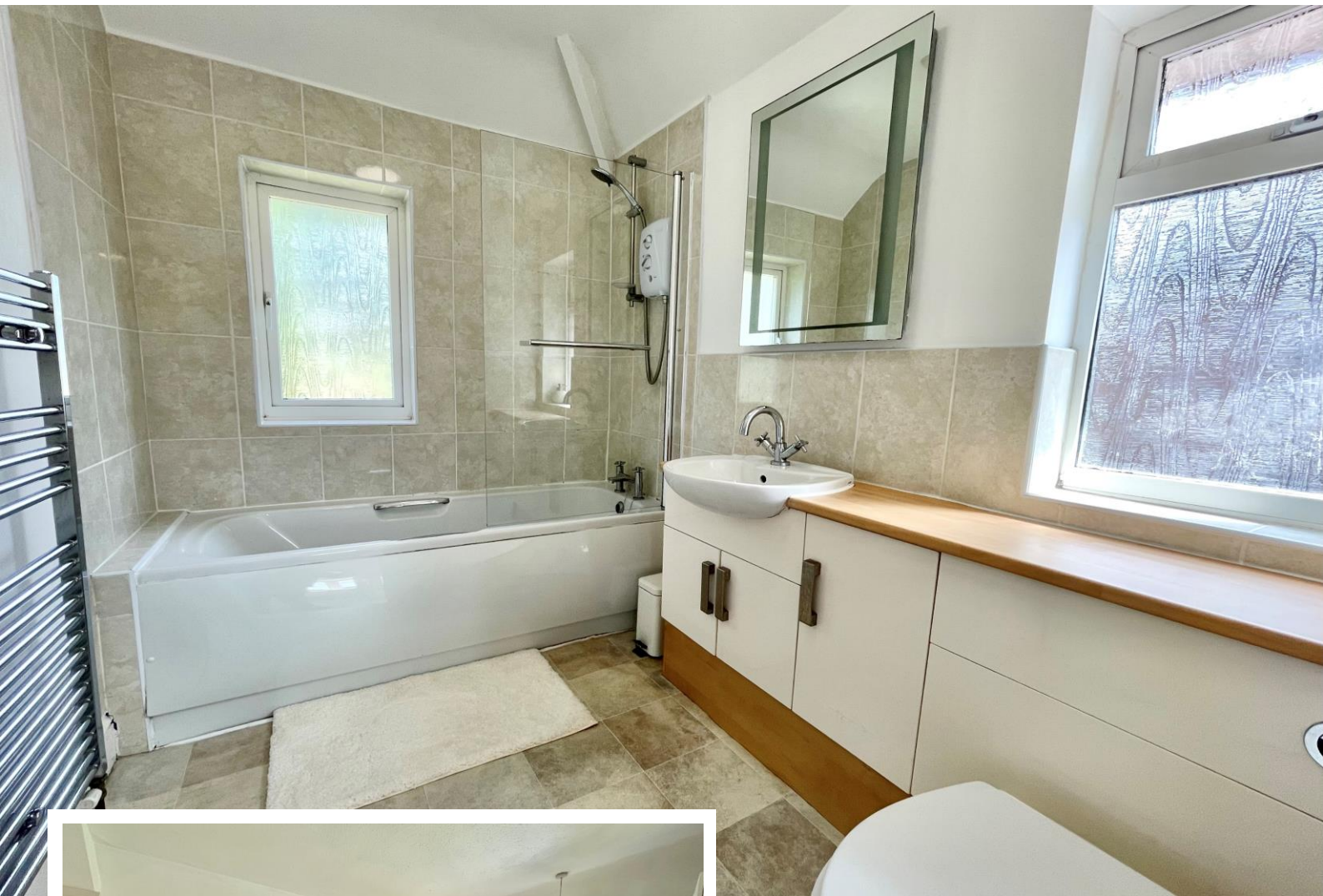




Property Description

A well presented semi-detached family home situated in a most convenient location and offering accommodation comprising a through lounge/diner, modern extended breakfast kitchen, guest W.C, three bedrooms, family bathroom, delightful private rear garden, side garage and driveway parking

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 boasting a range of local amenities including restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. The property is located a short walk from Olton park and Olton railway station, and currently falls into the catchments for Ulverley Primary School and Lyndon Secondary School. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and International Railway Station.



Rooms & Measurements

Through Lounge/Diner 8.23m x 2.97m (27'0" x 9'9")

Modern Extended Breakfast Kitchen to Rear 4.14m x 2.44m (13'7" x 8'0")

Guest W.C

Bedroom One to Rear 4.39m x 2.97m (14'5" x 9'9")

Bedroom Two to Front 3.78m x 3.05m (12'5" x 10'0")

Bedroom Three to Front 2.34m x 1.7m (7'8" x 5'7")

Dual Aspect Family Bathroom 2.51m x 1.7m (8'3" x 5'7")

Side Garage 4.88m x 2.34m (16'0" x 7'8")

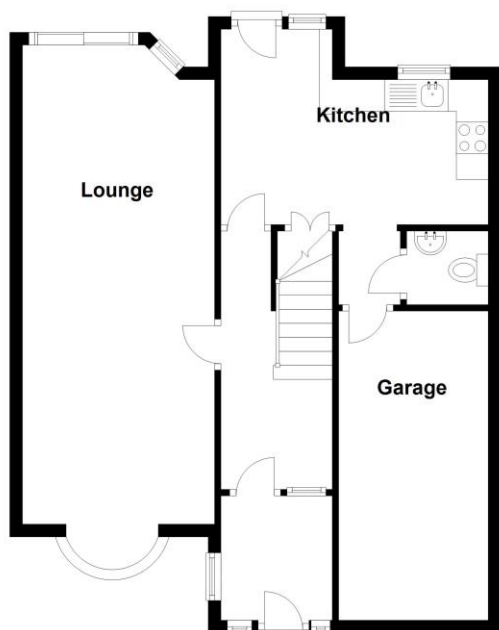
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

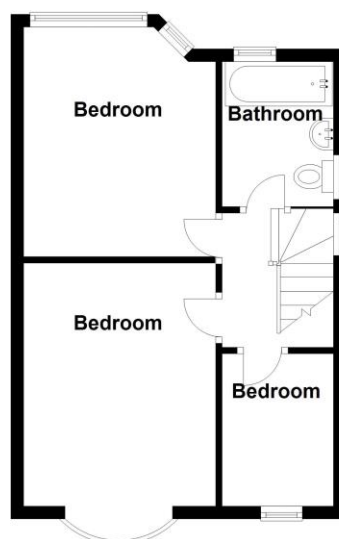
EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

316 Stratford Road
 Shirley
 Solihull
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.