



smarthomes

Kempsey Close

Solihull

- A Well Presented Four Bedroom Family Home
- Fitted Kitchen, Three Reception Rooms & Family Bathroom
- Private Rear Garden & No Upward Chain
- Garage & Ample Driveway Parking

£400,000

Current EPC Rating - D
Current Council Tax Band - D

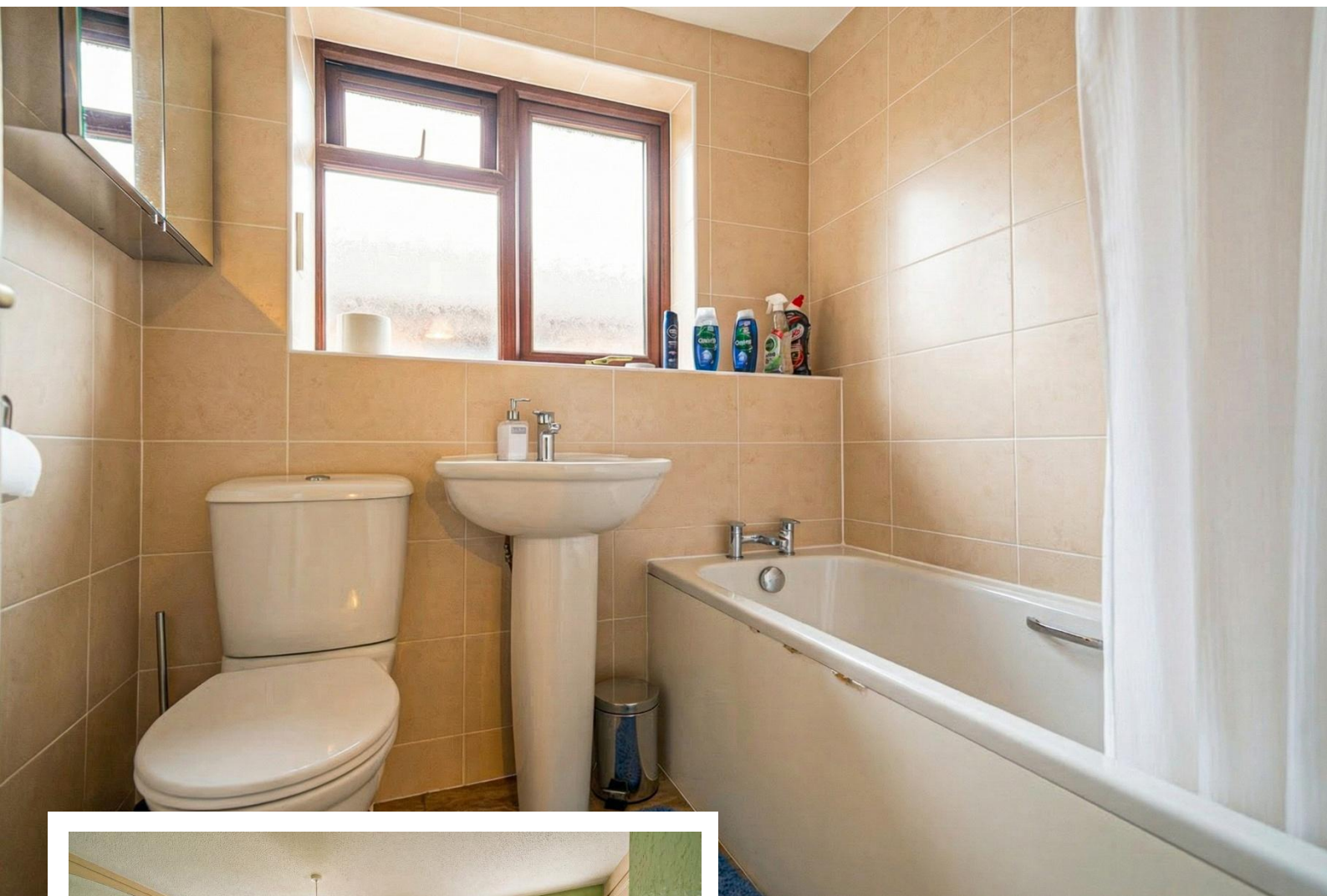




Property Description

A well maintained and extended detached family home available to purchase for the first time since its construction. Offers spacious accommodation comprising three reception rooms, fitted kitchen, four bedrooms, study area, family bathroom, private rear garden, 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 excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station



Rooms & Measurements

Lounge to Front 4.5m x 3.6m (14'9" x 11'9")

Dining Room to Rear 3.7m x 2.4m (12'1" x 7'10")

Fitted Kitchen to Rear 3.6m x 2m (11'9" x 6'6")

Dual Aspect Office/Family Room 3.8m x 2.1m (12'5" x 6'10")

Study Area to Front 2.3m x 2m (7'6" x 6'6")

Bedroom One to Front 3.4m x 2.8m (11'1" x 9'2")

Bedroom Two to Rear 3.3m x 2.7m (10'9" x 8'10")

Bedroom Three to Rear 3.2m x 2.3m (10'5" x 7'6")

Bedroom Four to Rear 3.3m x 1.8m (10'9" x 5'10")

Family Bathroom to Side 1.8m x 1.6m (5'10" x 5'2")

Garage 5.4m x 2.5m (17'8" x 8'2")

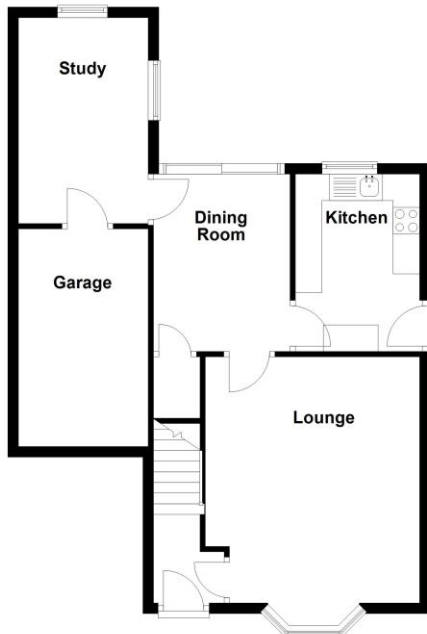
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – D



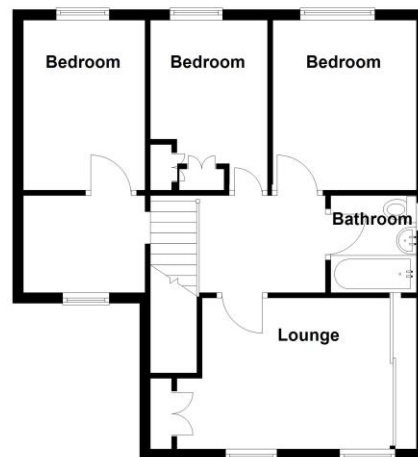
Ground Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Total area: approx. 113.6 sq. metres (1223.3 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 and 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.