



Kinsham Drive, Solihull

In Excess of £325,000





#### PROPERTY OVERVIEW

Situated in the most popular location, an ideal opportunity to purchase this two bedroom semi detached which would be ideal for a first time purchaser. The property stands within the Tudor Grange Academy catchment and benefits from gas central heating, double glazing and has the added attraction of NO UPWARD CHAIN. The accommodation briefly comprises of: entrance hall, living room, breakfast/kitchen, utility area, two bedrooms, bathroom, garage (storage only) and West facing garden. Early Viewing Essential.

#### PROPERTY LOCATION

Solihull 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 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: C

Tenure: Freehold

- Two Bedroom Semi Detached
- NO UPWARD CHAIN
- Ideal For A First time Purchaser
- Tudor Grange Academy Catchment
- Living Room
- Breakfast/Kitchen
- Two Bedrooms
- Bathroom
- West Facing Garden





**ENTRANCE HALLWAY**  
4' 8" x 2' 10" (1.41m x 0.86m)

**LIVING ROOM**  
14' 2" x 10' 2" (4.33m x 3.1m)

**BREAKFAST/KITCHEN**  
13' 3" x 10' 2" (4.04m x 3.1m)

**UTILITY ROOM**  
10' 3" x 7' 4" (3.13m x 2.23m)

**FIRST FLOOR**

**BEDROOM ONE**  
11' 8" x 10' 2" (3.56m x 3.09m)

**BEDROOM TWO**  
9' 7" x 6' 5" (2.91m x 1.95m)

**BATHROOM**  
6' 6" x 6' 4" (1.97m x 1.92m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

7' 8" x 6' 1" (2.33m x 1.85m)

This is only for storage space

### **WEST FACING GARDEN**

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

Integrated oven, integrated hob, extractor, fridge, freezer, fridge freezer, dishwasher, all carpets, all blinds and all light fittings

#### **ADDITIONAL INFORMATION**

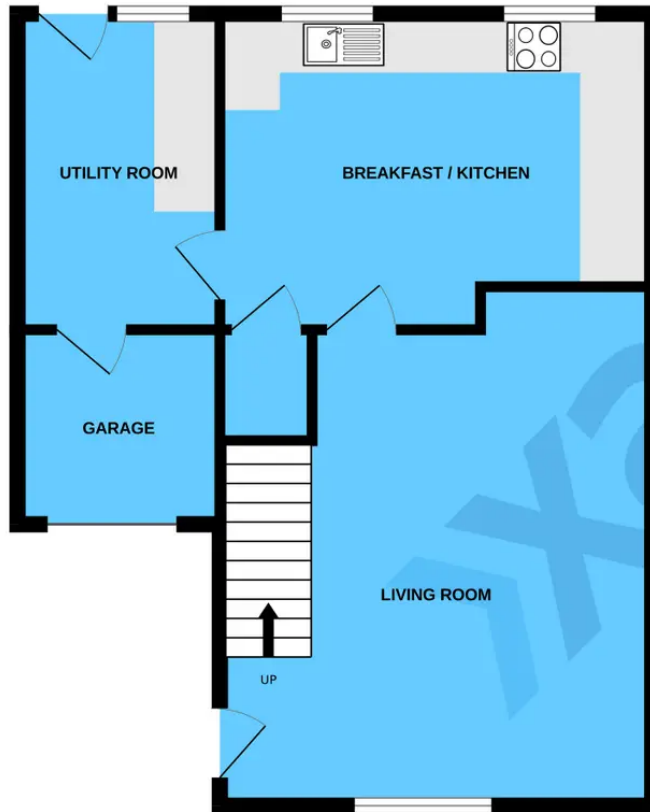
Services: mains gas, electricity and mains sewers. Loft Space: with ladder and lighting

#### **MONEY LAUNDERING REGULATIONS**

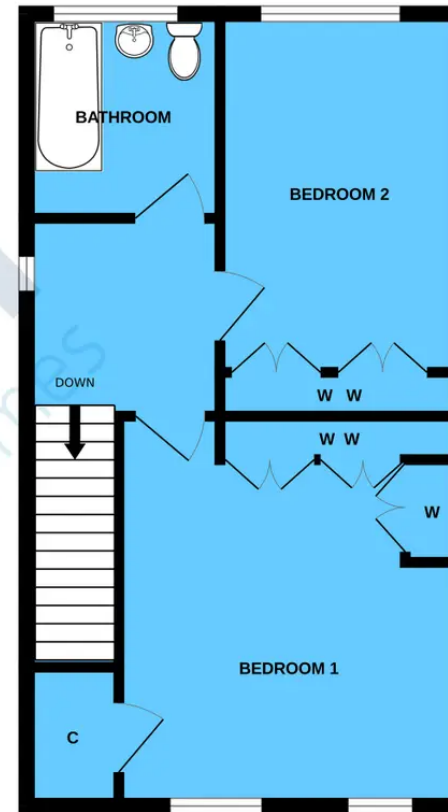
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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