



Kingsbrook Drive, Solihull

Guide Price £635,000





Kingsbrook Drive

Solihull |

PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, an ideal opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Kestrel Design. This property is being well maintained and benefits from: gas central heating, double glazing and has the added attraction of planning permission for a wrap round extension. Kingsbrook Drive stands within the Tudor Grange Academy catchment and the accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, living room, dining room, conservatory, breakfast/kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, garage and a South Facing Garden.

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: F





ENCLOSED PORCH

ENTRANCE HALLWAY
12' 10" x 7' 8" (3.91m x 2.34m)

GUEST CLOAKROOM
5' 3" x 3' 7" (1.60m x 1.08m)

LIVING ROOM
18' 10" x 12' 0" (5.74m x 3.66m)

DINING ROOM
11' 7" x 10' 1" (3.53m x 3.08m)

CONSERVATORY
11' 8" x 9' 7" (3.55m x 2.93m)

KITCHEN
15' 1" x 9' 7" (4.60m x 2.91m)

LAUNDRY/UTILITY
11' 10" x 8' 1" (3.60m x 2.47m)

FIRST FLOOR

BEDROOM ONE
13' 0" x 10' 6" (3.96m x 3.19m)

ENSUITE
10' 2" x 3' 3" (3.10m x 0.98m)

BEDROOM TWO
12' 10" x 10' 2" (3.90m x 3.10m)

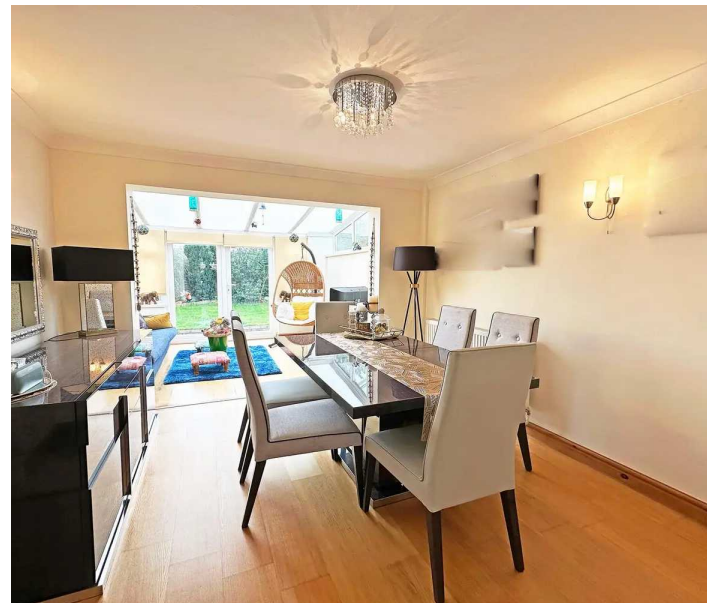
BEDROOM THREE
10' 0" x 7' 0" (3.05m x 2.13m)

BEDROOM FOUR/STUDY
10' 7" x 7' 0" (3.22m x 2.13m)

BATHROOM
9' 10" x 5' 6" (3.00m x 1.68m)

OUTSIDE THE PROPERTY

SOUTH-FACING GARDEN





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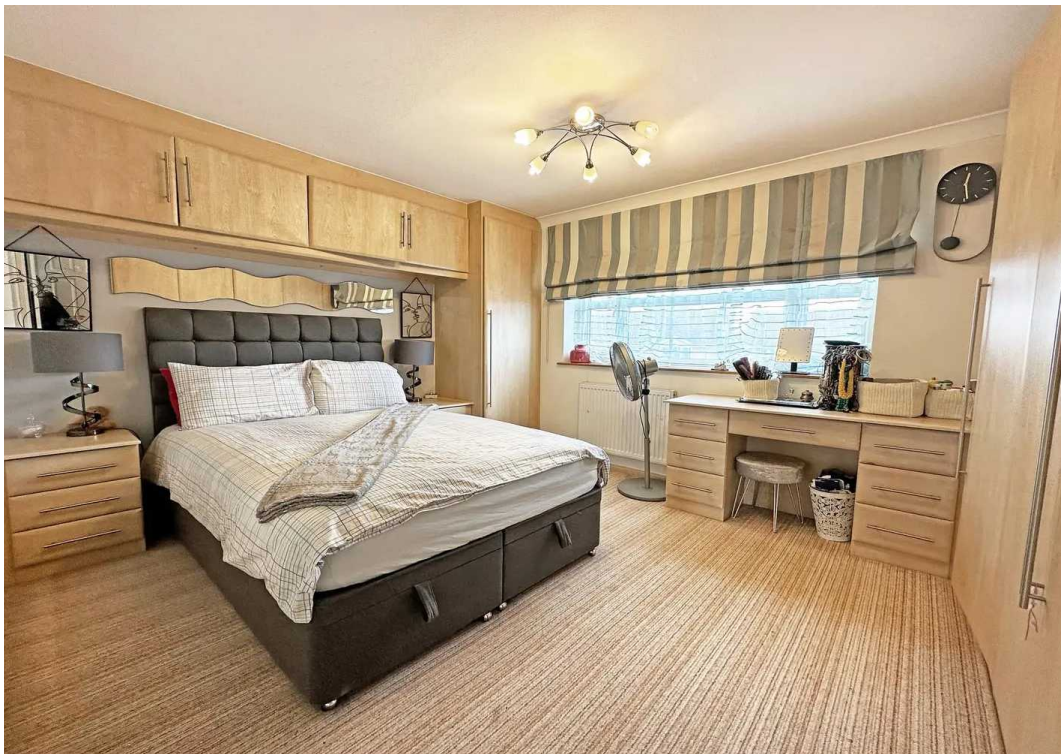
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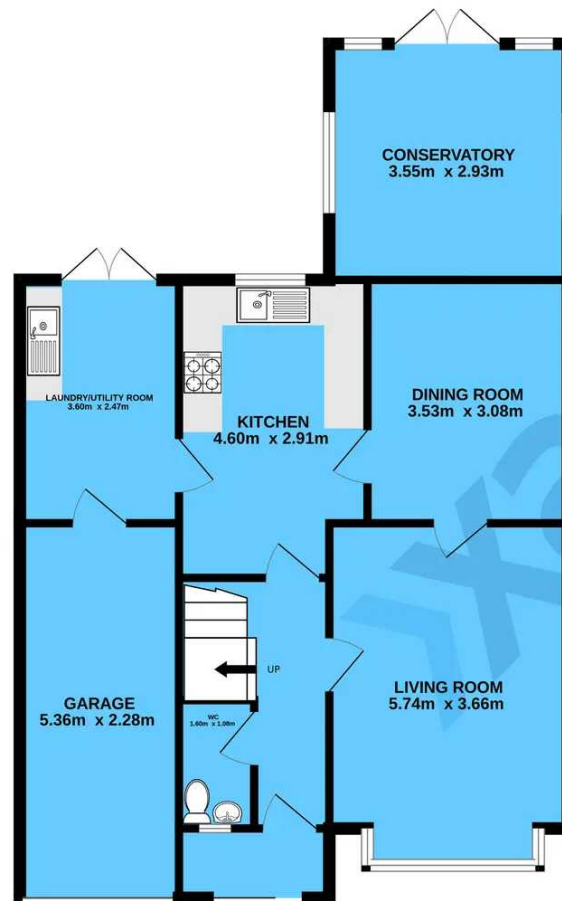
Xact Homes

6 The Square, Solihull - B91 3RB

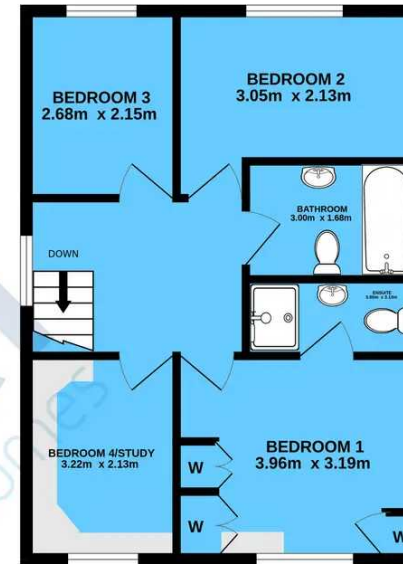
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GROUND FLOOR



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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