



9 KEMPSEY CLOSE, SOLIHULL, B92 8TR

ASKING PRICE OF £379,950

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms + Family Bathroom/wc
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Popular Location
- Garage & Driveway
- Gas Central Heating
- No Upward Chain



A four bedroom detached residence situated in a popular location with further scope for development (STPP). The excellent living accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, first floor landing, four bedrooms, family bathroom/wc, driveway, garage, and enclosed rear garden. No Upward Chain.

ENTRANCE HALL

GUEST CLOAKROOM/WC

LOUNGE 19' 1" x 13' 1" (5.82m x 3.99m)

DINING ROOM 8' 1" x 11' 6" (2.46m x 3.51m)

KITCHEN 7' 11" x 11' 9" (2.41m x 3.58m)

FIRST FLOOR LANDING

BEDROOM ONE 9' 11" x 12' 10" max (3.02m x 3.91m)

BEDROOM TWO 10' 10" x 9' 5" (3.3m x 2.87m)

BEDROOM THREE 6' 7" x 7' 11" (2.01m x 2.41m)

BEDROOM FOUR 9' 9" x 6' 1" (2.97m x 1.85m)

FAMILY BATHROOM/WC 5' 6" x 10' 0" (1.68m x 3.05m)

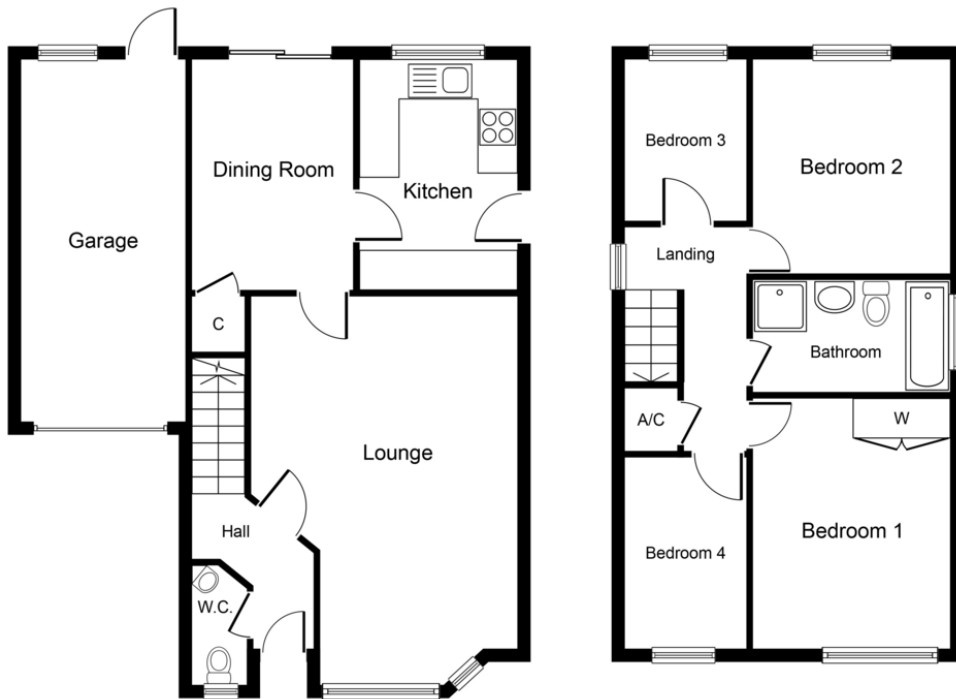
DRIVEWAY

GARAGE 8' 2" x 17' 11" (2.49m x 5.46m)

ENCLOSED REAR GARDEN

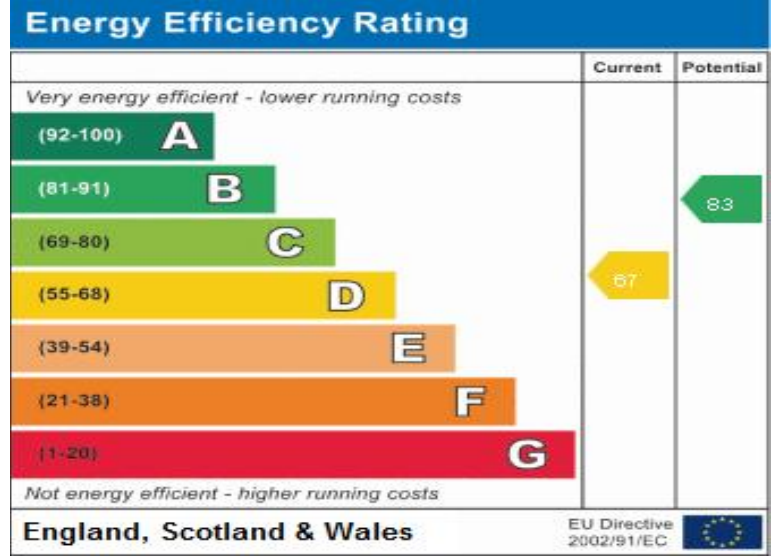


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor **First Floor**
Approx. Gross Internal Floor Area 1,125 sq. ft. (104.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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