



smarthomes

## Kineton Croft

Solihull, West Midlands, B92 7FG

- A Beautifully Presented Three Storey Townhouse
- Three Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

**Offers Over £343,000**

EPC Rating 78

Current Council Tax Band - D





## Property Description

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 with this property being in close proximity to Olton Train Station & Solihull Train Station with links to Birmingham City Centre, Stratford Upon Avon & London Marylebone.

The property is situated in a discreet block paved courtyard location with two allocated parking spaces and is set back behind a low level brick wall with a block paved pathway extending to a front door leading into



### Hallway

With ceiling light point and door leading off to

### Lounge to Front

13' 6" x 11' 10" (4.11m x 3.61m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and door to

### Inner Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to

### Re-Fitted Breakfast Kitchen to Rear

13' 7" x 8' 6" (4.14m x 2.59m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, tiling to splash back areas, radiator, ceiling spot lights and light point, UPVC double glazed patio doors leading to rear garden and a UPVC double glazed window to the rear aspect



### Guest WC

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor, radiator and ceiling light point



### First Floor Landing

With ceiling light point, stairs rising to second floor and door leading off to

### Bedroom Two to Front

13' 6" x 11' 9" (4.11m x 3.58m) With double glazed window to front elevation, radiator and ceiling light point



### Bedroom Three to Rear

13' 6" x 8' 6" (4.11m x 2.59m) With double glazed window to rear elevation, radiator and ceiling light point

### Family Bathroom to Side

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Tiling to full height, spot lights to ceiling and an obscure double glazed window to the side elevation



### Second Floor Landing

With a ceiling light point and door to

### Bedroom One to Front

13' 8" x 12' 11" (4.17m x 3.94m) With a double glazed dormer window to front elevation, radiator and ceiling light point

### Shower Room to Rear

Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, spot lights to ceiling, built in storage cupboard and a Velux roof window to the rear elevation

### South Facing Rear Garden

Being mainly laid to lawn with paved patio area

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@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 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.