



Kendrick Close, Solihull

Guide Price £565,000





PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive four bedroom extended detached which is an ideal family home. The property has been immaculately maintained and tastefully extended throughout, benefits from a large extended kitchen / dining / family room, two ensuite shower rooms and a west facing garden. The accommodation in more details comprises of: enclosed porch, entrance hall, guest cloakroom, living room, kitchen / dining / family room, study, utility room, conservatory, four good sized bedrooms, two ensuites, family bathroom and a west facing garden.

- Four Bedroom Extended Detached
- Spacious Family Home
- Immaculately Maintained
- Living Room
- Large Spacious Kitchen / Dining / Family Room
- Utility Room
- Study
- Conservatory
- Two Ensuites
- West 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.

ENCLOSED PORCH

ENTRANCE HALL

WC

5' 5" x 2' 10" (1.64m x 0.86m)

LIVING ROOM

15' 1" x 11' 10" (4.60m x 3.61m)

KITCHEN / DINING / FAMILY ROOM

KITCHEN / DINING

27' 9" x 16' 10" (8.45m x 5.13m)

FAMILY ROOM

STUDY

10' 7" x 9' 2" (3.23m x 2.80m)

UTILITY ROOM

9' 2" x 4' 7" (2.80m x 1.40m)

CONSERVATORY

15' 8" x 6' 1" (4.78m x 1.85m)





FIRST FLOOR

BEDROOM ONE

15' 9" x 11' 4" (4.81m x 3.45m)

ENSUITE

6' 9" x 5' 6" (2.07m x 1.68m)

BEDROOM TWO

13' 5" x 8' 3" (4.10m x 2.52m)

BEDROOM THREE

11' 5" x 10' 6" (3.48m x 3.19m)

ENSUITE

7' 0" x 4' 3" (2.13m x 1.30m)

BEDROOM FOUR

12' 5" x 7' 4" (3.79m x 2.24m)

BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

TOTAL SQUARE FOOTAGE

Total floor area: 152.0 sq.m. = 1636 sq.ft. approx.

OUTSIDE THE PROPERTY

WEST FACING GARDEN



ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, dishwasher, fridge freezer, all carpets, all curtains, fitted wardrobes in three bedrooms, all light fittings, all mirrors, Optimyst fire and surround, the cupboards and shelving in the office, an electric car charging point and three garden sheds.

ADDITIONAL INFORMATION

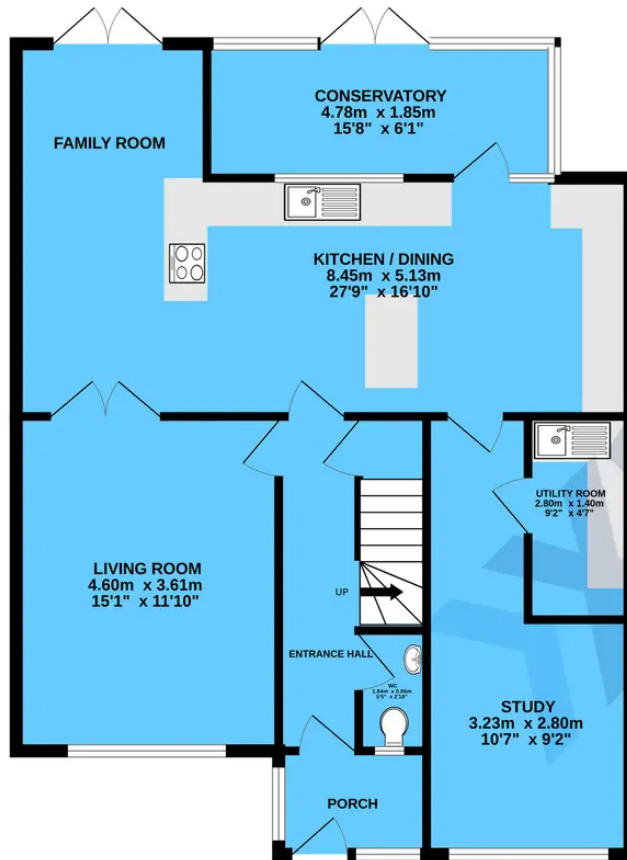
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space: Partly boarded with ladder.

MONEY LAUNDERING REGULATIONS

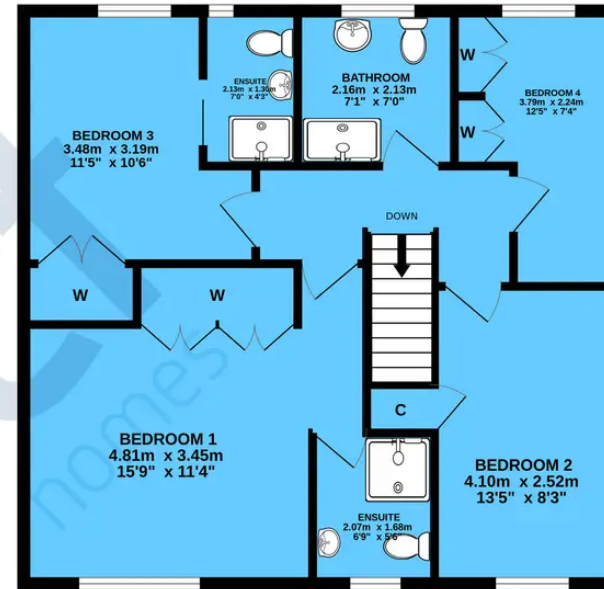
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 152.0 sq.m. (1636 sq.ft.) approx.

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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