



20 KINGSBROOK DRIVE, SOLIHULL, B91 3UU

ASKING PRICE OF £560,000

EPC: D Council Tax Band: E





### Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Detached in Sought After Location
- Four Good Size Bedrooms
- Lounge With Feature Bay Window
- Feature Fireplace
- Separate Dining Room
- Good Size Fitted Kitchen
- Porcelanosa Tiling in Kitchen & Shower Room
- South Facing Rear Garden



Nestled in a quiet cul-de-sac within the smart and sought after suburb of Hillfield. A charming four double bedroom modern detached residence. Benefitting from good local schools, central heating and double glazing. The accommodation briefly comprises: reception hall, guest wc, lounge with bay window, dining room, fitted modern kitchen with built in cooking appliances, first floor landing, four good size bedrooms, modern walk-in shower room/wc, spacious drive to the fore with parking for several cars, garage, easily managed border, south-facing lawned garden to the rear with herbaceous borders, patio areas and a sizeable "lifetime" modern shed. The property enjoys a pleasant outlook from all aspects. Must be viewed.



**RECEPTION HALLWAY** Canopied entrance porch, UPVC double glazed front door, understairs cupboard. Stairs off:

**GUEST WC** Pedestal wash hand basin, low level flush wc, part tiled.

**LOUNGE** 17' 3" x 11' 8" (5.279m x 3.570m)

Bay window to front, feature wooden Adam's style fireplace with feature coal effect heater, wall lights.

**DINING ROOM** 11' 7" x 8' 7" (3.545m x 2.641m)

Large picture double glazed window to rear. South facing garden.

**FULLY FITTED KITCHEN** 13' 11" x 8' 2" (4.244m x 2.511m)

Fully fitted base and wall cupboard units, integrated modern electric hob, extractor hood over, electric oven and grill under, stainless steel one and half bowl sink unit with mixer taps. Porcelanosa tiled floor and part elevations.



## FIRST FLOOR

**LANDING** Loft access with ladder. Built-in airing cupboard.

**MAIN BEDROOM (FRONT)** 11' 10" x 11' 8" (3.628m x 3.57m)

Spacious bedroom with fitted wardrobes.

**BEDROOM TWO (FRONT)** 10' 6" x 10' 9" (3.208m x 3.289m)

Double bedroom. Walk-in storage cupboard.

**BEDROOM THREE (REAR)** 8' 5" x 8' 10" (2.59m x 2.707m)

Double bedroom.

**BEDROOM FOUR (REAR)** 9' 5" x 7' 0" (2.884m x 2.149m)

Double bedroom with built-in wardrobe.

**FAMILY SHOWER ROOM** Large modern walk-in shower cubicle, gas powered shower, pedestal wash hand basin and low level flush wc. Fully tiled elevations by Porcelanosa.



## OUTSIDE

**FRONT** Spacious drive with parking for several vehicles, herbaceous border, garage.

**REAR** Paved patio area, enclosed garden mainly laid to lawn with herbaceous borders enjoying a good level of privacy. Side access. Lifelong shed providing ample storage.

*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)*





**Approx. Gross Internal Floor Area 1,166 sq. ft. (108.29 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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