



103 Kineton Green Road

Solihull, B92 7DT

Asking Price of £695,000



SEVEN DOUBLE BEDROOM DETACHED CHARACTER RESIDENCE IN NEED OF MODERNISATION

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.



A rare opportunity to acquire a substantial seven double bedroom detached character residence with further scope for development (STPP) situated within a sought after location. The property is in need of some modernisation but offers excellent living accommodation which briefly comprises; entrance vestibule, large dining room, lounge, family room, breakfast kitchen, rear veranda, utility with wc, first floor landing, four double bedrooms, family bathroom/wc, second floor landing, three double bedrooms, shower room, fore garden, driveway, double detached garage and superb enclosed rear garden.





- Character Detached Residence
- Seven Double Bedrooms
- Three Reception Rooms
- Further Scope for Development (STPP)
- Breakfast Kitchen
- Double Detached Garage
- Potential Building Plot (STPP) subject to separate negotiation

ENTRANCE VESTIBULE

DINING ROOM 14' 10" x 12' (4.52m x 3.66m)

LIVING ROOM 16' 7" INTO BAY x 12' 6" (5.05m x 3.81m)

FAMILY ROOM 22' 2" x 11' (6.76m x 3.35m)

BREAKFAST KITCHEN 16' x 10' 10" (4.88m x 3.3m)

REAR VERANDA

UTILITY ROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE 17' 2" x 14' (5.23m x 4.27m)

BEDROOM TWO 14' x 11' (4.27m x 3.35m)

BEDROOM THREE 12' 3" x 11' (3.73m x 3.35m)

BEDROOM FOUR 11' 6" x 10' 10" (3.51m x 3.3m)

FAMILY BATHROOM/WC

SECOND FLOOR LANDING

BEDROOM FIVE 13' 8" x 11' 1" (4.17m x 3.38m)

BEDROOM SIX 10' 10" x 10' 1" (3.3m x 3.07m)

BEDROOM SEVEN 11' x 7' 4" (3.35m x 2.24m)

SHOWER ROOM With hand basin (Shower not currently working)

FOREGARDEN

DRIVEWAY

DOUBLE DETACHED GARAGE

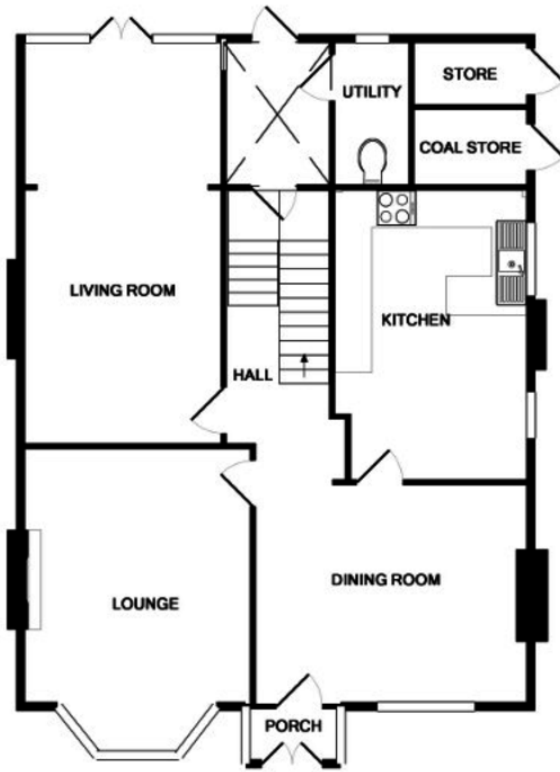
LARGE ENCLOSED REAR GARDEN If asking price is not achieve, vendor will negotiate separately for part of the rear garden.



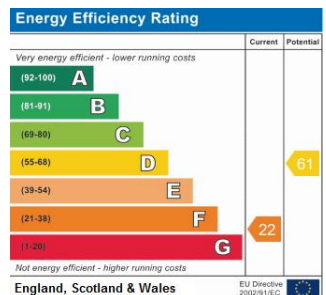
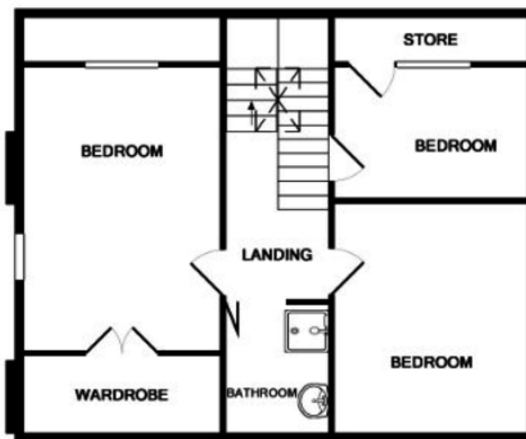
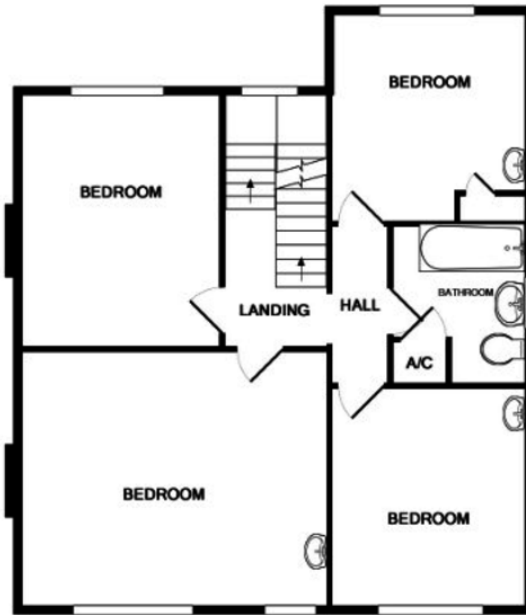
TENURE:

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)





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Measurements are approximate. Not to Scale. Illustrative purposes only
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IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.