

Horton & Storey



Kingswood Close, Shirley, Solihull,

£449,950

Property Features

- Extended Detached Family Home
- Four Double Bedrooms
- Master En-suite
- Three Reception Rooms
- Kitchen-Diner
- Large Rear Garden
- Close To Transport Links
- Guest WC

Full Description

LOCAL AREA This property is set in a cul-de-sac off the popular Longmore Road. It is within close proximity to Solihull Schools, Tudor Grange Academy, Alderbrook, St Peters Catholic School and Solihull College. There is convenient access to transport links such as the M42, Solihull train station and Birmingham International Airport.

APPROACH Via the large driveway providing parking for multiple cars leading to the porch.

GROUND FLOOR

ENTRANCE HALL Accessed via the large porch, doors leading to the ground floor rooms, a central heating radiator and stairs leading to the first floor landing.

LOUNGE 12' 0" x 19' 11" (3.67m x 6.08m) A bright lounge with two double glazed windows the the rear elevation overlooking the rear garden, three central heating radiators and an electric fire with a feature fireplace (having potential to convert to a gas fire)

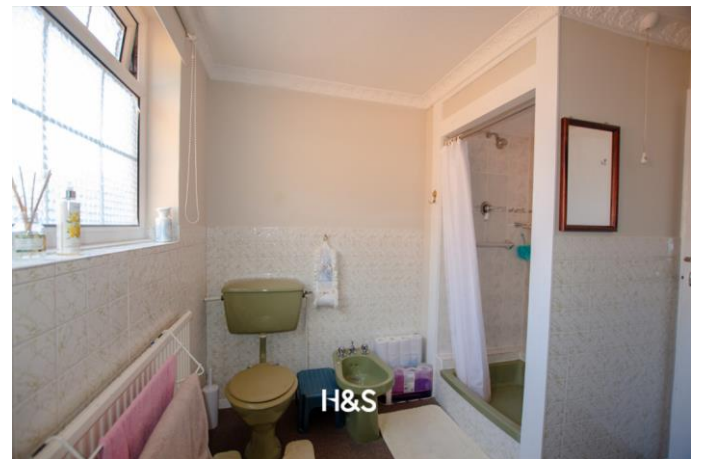
DINING ROOM/FAMILY ROOM 14' 0" x 21' 1" (4.27m x 6.44m) A fantastic open plan space combining the dining room and family room perfect for entertaining. There are multiple double glazed windows to the rear elevation and a set of sliding patio doors leading to the garden. Internally there are doors leading to the kitchen and lounge.



KITCHEN/DINER 15' 5" x 15' 8" (4.7m x 4.8m) The large kitchen provides a great space and comprises of a range of wall and floor base units incorporating a built in oven, five ring gas hob, plumbing for a dishwasher and an inset sink. There is a double glazed window to the front elevation, a central heating radiator and a door leading to the storage room.



UTILITY ROOM 8' 5" x 7' 10" (2.57m x 2.41m) The room used to be the original kitchen has been converted into a useful utility room comprising of a range of wall and floor base units, roll top worksurface incorporating the inset sink, plumbing for a washing machine, space for a tumble drier and a double glazed window to the front elevation.



OFFICE/STUDY 6' 10" x 13' 11" (2.1m x 4.26m) Perfect if you are working from home or need a children's play room. There is a central heating radiator and a double glazed window to the front elevation.

GUEST WC Comprising of a low level wc, sink and a wall mounted central heating boiler.

FIRST FLOOR

LANDING A bright landing with a double glazed window to the side elevation and doors leading to the first floor rooms.



MASTER BEDROOM 16' 0" x 15' 4" (4.89m x 4.68m) A large double bedroom with a range of fitted wardrobes, a double glazed window to the rear elevation, a central heating radiator and a door leading to the en-suite.



ENSUITE A Five piece ensuite comprising of a walk in shower, bath, wc, sink and a bidet. There is a central heating radiator, a double glazed window to the front elevation and tiling to splash prone areas.

BEDROOM TWO 10' 2" x 12' 0" (3.1m x 3.68m) A double bedroom with a double glazed window to the rear elevation over looking the rear garden and a central heating radiator.

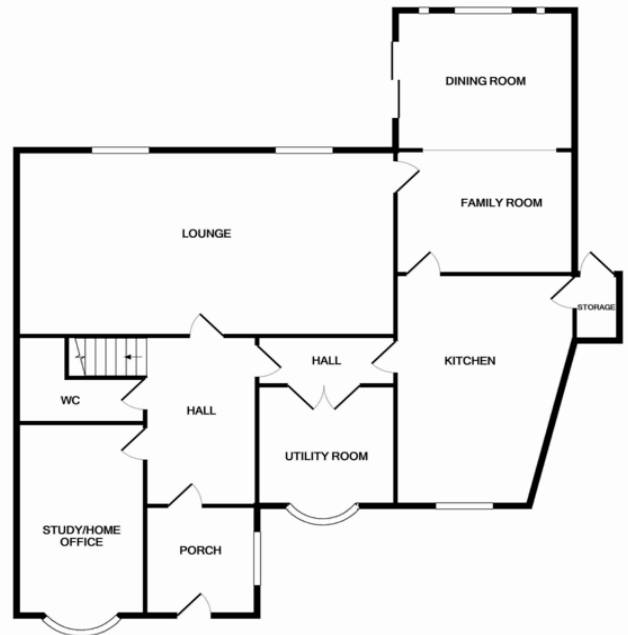
BEDROOM THREE 12' 5" x 9' 2" (3.8m x 2.8m) Another double bedroom with a double glazed window to the rear elevation, central heating radiator and a range of built in storage.

BEDROOM FOUR 8' 3" x 9' 4" (2.52m x 2.86m) A double bedroom with a double glazed window to the front elevation and a central heating radiator.

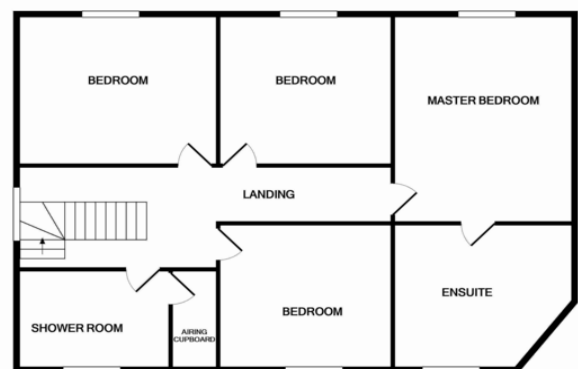
SHOWER ROOM The suite comprises of a shower cubicle, sink and a wc. There is a double glazed window to the front elevation, a central heating radiator and an airing cupboard.

OUTSIDE

REAR GARDEN Westerly facing rear garden with a large patio area ideal for entertaining wrapping around to the side of the property where there is a shed and side access. The majority of the garden is laid to lawn with mature shrubs, plants and fencing to the borders.



GROUND FLOOR



1ST FLOOR

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. 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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Agents Note: Whilst every care has been taken to prepare these sales parti approximate are 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

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