



16 Kingslea Road, Solihull, B91 1TP

Price Guide **£499,950**

- Extended Four Bedroom Detached
- En-suite and Family Bathroom
- Huge Potential for Enlargement (STPP)
- Large Established Garden
- Garage and Extensive Driveway
- Energy Efficiency Rating - C

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16 Kingslea Road, Solihull, West Midlands, B91 1TP

A substantial, four bedrooms, detached residence situated in a highly desirable location within Tudor Grange Academy catchment that offers enormous scope for enlargement (STPP). The interior has well proportioned rooms and, with a little imagination, could be reconfigured to create a fabulous family home. The property has a large, well established, mature garden that is a particular feature, along with spacious accommodation that briefly comprises: hallway, cloakroom/WC, generous lounge, separate dining room, kitchen, utility, four bedrooms, en-suite and family bathroom, sizeable loft space with scope for conversion, large tandem garage and deep driveway. No Chain

APPROACH

Via an extensive driveway enabling off road parking for several vehicles with a neatly trimmed, lawned foregarden, leading to a glazed storm porch entrance with external light and UPVC double glazed door. Inner porch with wood effect flooring and obscured double glazed door to:-

WELCOMING HALLWAY

Wood effect flooring, double panel radiator, ceiling light point, doors that radiate off to cloakroom/WC, kitchen, lounge, garage, stairs rising to first floor landing, under stairs storage cupboard.

CLOAKROOM/WC

Low level flush WC, hand wash basin, ceramic tiling to splash prone areas, wood effect flooring, ceiling light point, obscure double glazed window to the side aspect.

SPACIOUS LOUNGE

19' 4" (5.9M) X 15' 5" (4.7M)

Ornamental fireplace and surround, cast iron, wood burning stove, double panel radiator, TV point, telephone point, two wall light fittings, ceiling light fitting, decorative coving and ceiling rose, UPVC double glazed window and French doors overlooking the rear garden.

KITCHEN

8' 10" (2.7M) X 6' 11" (2.1M)

A modern fitted kitchen fitted approx 6 months ago comprising: a range of high gloss wall and base units with wood effect roll top work surface areas, complimentary tiling to splash prone areas, one and a half bowl, single drainer sink unit, ceiling light point, wood effect flooring, open archway door and feature open arch window to dining room, UPVC double glazed window to front aspect.

DINING ROOM

14' 1" (4.3M) X 8' 10" (2.7M)

Extended dining room comprising: wood effect flooring, ceiling light point, two single panel radiators, UPVC double glazed bay window to front aspect, door through to lounge.

GARAGE

26' 11" (8.2M) X 12' 2" (3.7M)

A good sized, tandem garage with lots of potential for extension, recently installed Biasi combi boiler, wood effect flooring, xxxx opening door to front, glazed door to:

UTILITY

9' 10" (3M) X 4' 7" (1.4M)

A range of base units with work surface above, single drainer sink unit, space and plumbing for a washing machine, UPVC double glazed window and door to rear aspect, tiled flooring, ceiling light point, single panel radiator.



FIRST FLOOR

Double panel radiator, wall light point, ceiling light point, loft access with ladder, doors radiate off to bathroom and bedrooms one, two, three and four, UPVC double glazed window to front aspect.

MASTER BEDROOM (REAR) 18' 8" (5.7M) X 12' 10" (3.9M)

A spacious bedroom with views over the rear garden, built-in wardrobes, single panel radiator, two wall light points, UPVC double glazed bay window to rear aspect.



EN-SUITE 12' 10" (3.9M) X 6' 11" (2.1M)

A recently fitted en-suite fitted approx 6 months ago comprising white suite incorporating a low level flush WC, hand wash basin with Victorian-style vanity cupboard, oversized, walk-in shower enclosure with thermostatic shower, complimentary ceramic tiling to walls, single panel radiator, two wall light points, ceiling light point, built-in cupboard, UPVC double glazed bay window to rear aspect.

BEDROOM TWO (FRONT) 11' 10" (3.6M) X 11' 6" (3.5M)

Single panel radiator, wall light point, UPVC double glazed bay window to front aspect.

BEDROOM THREE (FRONT) 8' 10" (2.7M) X 8' 6" (2.6M)

Single panel radiator, wall light point, built-in wardrobe, UPVC double glazed bay window to front aspect.

BEDROOM FOUR (FRONT) 8' 10" (2.7M) X 7' 10" (2.4M)

Built-in wardrobe, UPVC double glazed bay window to front aspect.

FAMILY BATHROOM

Modern three piece suite comprising: low level flush WC, hand wash basin, panel bath with shower attachment over, single panel radiator, ceiling light point, complimentary tiling to walls, UPVC double glazed bay window to side aspect.



LOFT (SCOPE FOR CONVERSION) 26' 7" (8.1M) X 8' 6" (2.6M)

Single pane glass window to rear aspect, possible conversion potential.

REAR GARDEN

A patio area with slate chippings, leads to a generous, well-established, private garden that is screened by borders that are stocked with mature trees and shrubs with perimeter fenced panelling. Outside water supply and lighting along with a gated entrance to the front. At the rear of the garden is a screened area which has a concrete base with a separate power supply that could accommodate a home office / garden room.



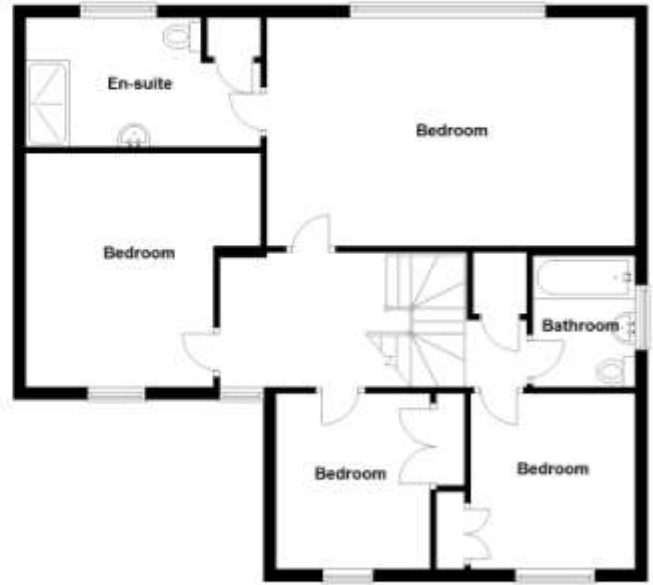
Ground Floor

Approx. 91.2 sq. metres (982.2 sq. feet)



First Floor

Approx. 76.2 sq. metres (820.6 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)



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