



114 Kineton Green Road, Olton, Solihull,
B92 7EE

Price Guide **£429,950**

- Extended Detached Property
- Four Double Bedrooms
- Extended Breakfast Kitchen
- Three Reception Rooms + Conservatory
- Study
- Generous Corner Plot with Scope to Extend (STPP)
- Energy Performance Rating - D

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114 Kineton Green road, Olton, Solihull, B92 7EE

114 Kineton Green Road is an extended four bedroom detached residence on a generous corner plot that offers further scope for enlargement (STPP) within close proximity to Olton Train station. The spacious accommodation briefly comprises hall way, ground floor shower room/wc, study, dual aspect lounge & dining room, sitting room, conservatory, extended breakfast kitchen, utility, four double bedrooms, family bathroom, generous gardens that surround the property & driveway.

APPROACH

The property occupies a generous corner plot with off road parking provided by a deep driveway enabling parking for several vehicles, shaped lawned foregarden with trees and shrub borders, wrought iron fenced perimeter, covered storm porch entrance leads to:

ENCLOSED PORCH

Quarry tiled flooring, ceiling light point, UPVC double glazed front door to:

ENTRANCE HALL

Oak flooring, single panel radiator, ceiling light point, door to study, ground floor shower room/wc dining room, understairs storage cupboard, stairs rising to first floor landing.

SHOWER ROOM/WC

10' 9" (3.28M) X 5' 9" (1.75M)

A well appointed shower room comprising wash hand basin with vanity cupboard beneath, shower enclosure with chrome thermostatic shower over, complementary ceramic tiling to walls and floors, fitted bathroom cabinet, air vent, single panel radiator, recessed spot lights, access to cloakroom with low level flush wc, wall mounted Vaillant combination central heating boiler, ceramic tiling to walls and floor, obscure UPVC window to front aspect.

STUDY

10' 9" (3.28M) X 10' 8" (3.25M)

Double panel radiator, ceiling light point, telephone point, full height UPVC double glazed window to front aspect.

DINING ROOM

12' 9" (3.89M) X 10' 9" (3.28M)

Solid oak flooring, single panel radiator, ceiling light point, UPVC double glazed French doors to rear garden, door to kitchen, door to:

SITTING ROOM

10' 10" (3.3M) X 10' 9" (3.28M)

Wall light point, ceiling light point, fitted with a range of fitted wardrobes/cupboards, UPVC double glazed French doors to:

CONSERVATORY

16' 6" (5.03M) X 8' 5" (2.57M)

Ceramic floor tiling, overlooking rear garden, UPVC French doors to:

FITTED BREAKFAST KITCHEN

14' 5" (4.39M) X 18' 4" (5.59M) MAX

A comprehensively fitted kitchen comprises a range of modern wall and base units with co ordinate roll top work



surface over, central island comprises one and a half sink and drainer unit, integrated dishwasher, integrated five ring gas hob, double oven, extractor hood over, complementary tiling to splash prone areas, oak flooring, recessed spot lights, UPVC double glazed window to rear aspect, UPVC bi-folding doors to garden, door to utility, door to lounge.

UTILITY

6' 10" (2.08M) X 4' 7" (1.4M)

Stainless steel sink and drainer unit, roll top work surface over, wall mounted cupboards, space and plumbing for washing machine, ceiling light point, obscure UPVC double glazed window to side aspect.

SPACIOUS LOUNGE

18' 3" (5.56M) X 14' 4" (4.37M)

A fabulous spacious lounge, double panel radiator, two ceiling light points, TV aerial point, telephone point, UPVC double glazed full height window to front aspect, UPVC double glazed French doors to side.

FIRST FLOOR LANDING

Loft access, ceiling light point, UPVC double glazed window to side aspect, doors to all bedrooms and family bathroom.

BEDROOM ONE

12' 2" (3.71M) X 11' 10" (3.61M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

BEDROOM TWO

10' 0" (3.05M) X 10' 8" (3.25M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

BEDROOM THREE

10' 8" (3.25M) X 10' 01" (3.07M)

UPVC double glazed window to front aspect, single panel radiator, ceiling light point.

BEDROOM FOUR

10' 9" (3.28M) X 9' 8" (2.95M)

UPVC double glazed window to front aspect, fitted wardrobes, bed-side cabinets, single panel radiator, ceiling light point.

FAMILY BATHROOM

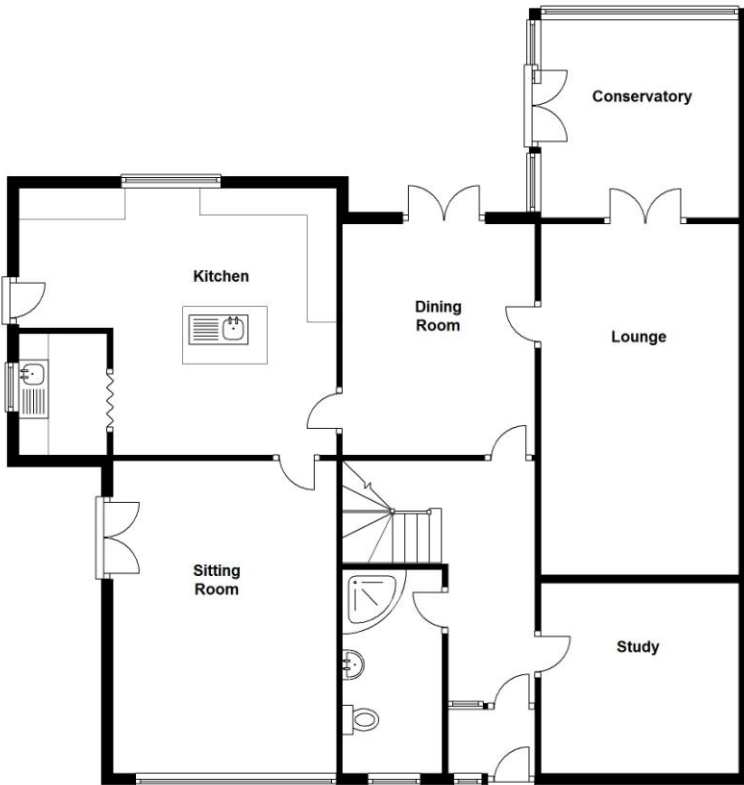
A well appointed bathroom comprising low level flush wc, wash hand basin with vanity cupboard beneath, panel bath with thermostatic shower over, complementary ceramic tiling to walls, single panel radiator, built in cupboard with shelving, obscure double glazed window to side aspect.

GARDEN

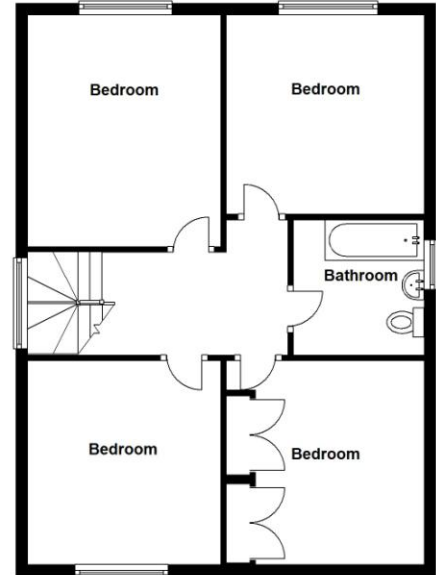
The property sits on a generous corner plot with garden that extends to the side being mostly laid to lawn with full width paved patio areas to the rear and side, an array of mature shrubs and trees offering a good degree of privacy, outside lighting, external water supply, two large timber sheds.



Ground Floor
Approx. 120.0 sq. metres (1292.0 sq. feet)



First Floor
Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 182.8 sq. metres (1967.6 sq. feet)



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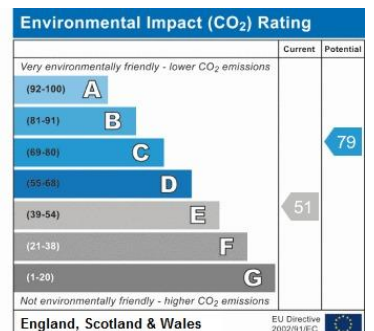
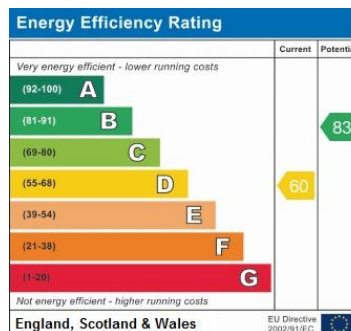
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