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**Kineton Lane, Illshaw Heath, Solihull**

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## **Guide Price £510,000**

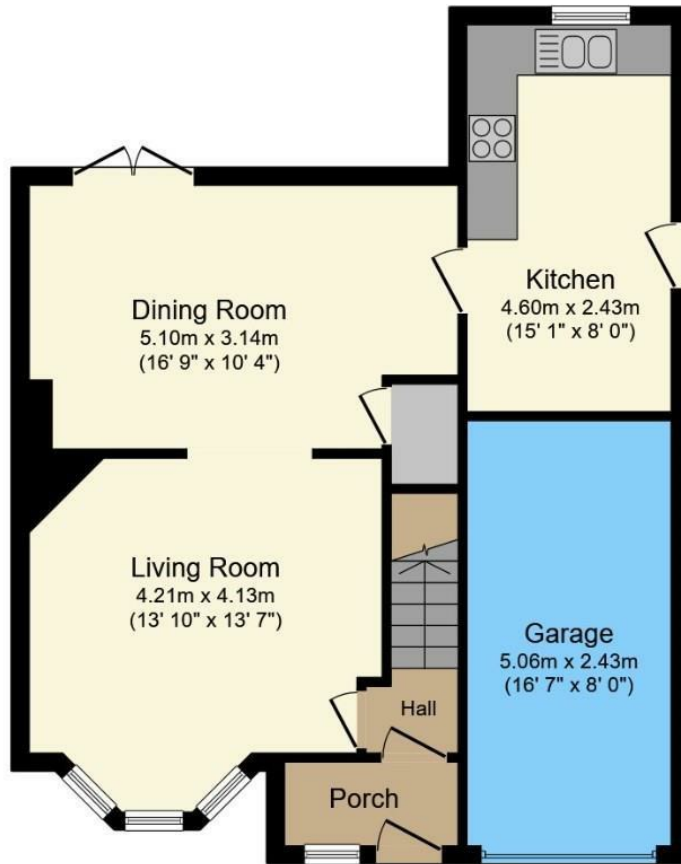
This semi-detached house on Kineton Lane is a wonderful opportunity for anyone seeking a family home in a quiet semi-rural setting. There is a cosy lounge, dining room and fitted kitchen, four bedrooms (shower en-suite to main bedroom), family bathroom, and a large garden.

Upon entering, you will find two inviting reception rooms that provide space for relaxation and entertaining. The extended layout enhances the living experience, allowing for a seamless flow between the rooms. Natural light floods the interiors, creating a warm and inviting atmosphere throughout.

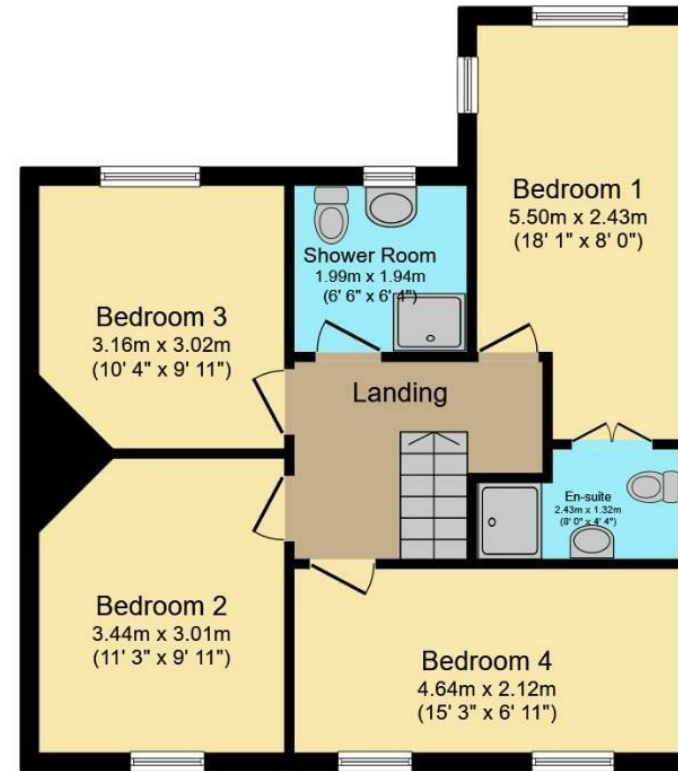
One of the standout features of this home is the large garden, perfect for outdoor activities including gardening, entertaining or simply enjoying the fresh air. This expansive outdoor space offers gated access to an open space at the rear, useful for dog walking etc.

Located in a desirable neighbourhood, this property is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a village community.

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**Ground Floor**



**First Floor**

Total floor area 118.4 sq.m. (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## APPROACH

The property is approached over a gravel driveway with parking for multiple vehicles and a single garage. Also having side gate providing access to rear garden.

## ENTRANCE PORCH

Entry via a double glazed UPVC door with side window, having a ceiling light point and further door to hallway

## HALLWAY

The hallway has staircase rising to first floor, with door opening off to lounge, also having a double panelled radiator and ceiling light point.

## LOUNGE (front)

The lounge has a double glazed UPVC bay window to the front aspect, feature fire surround, mantle and hearth with an inset electric fire. Also a double panelled radiator, coving to ceiling and ceiling light point.

## DINING ROOM (rear)

The dining room has double glazed UPVC patio doors providing access to the rear garden, with further doors to useful under stairs storage cupboard and also the kitchen. The room also has decorative panelling to walls, with ceiling light point and double panelled radiator.

## KITCHEN (rear)

Having a range of wall and base units with roll edge work surfaces over, incorporating a stainless steel sink, drainer and mixer tap. There is space for an automatic washing machine and freestanding oven, with fitted extractor hood above, and an integrated fridge freezer. Part tiling to walls and vinyl floor covering, with door giving access to the rear garden and garage. There is a double glazed UPVC window overlooking the rear aspect, with door to side access and garden.

## ON THE FIRST FLOOR

### LANDING

The landing has a split staircase with doors leading to all rooms on the first floor, also with built in storage cupboard with louvre doors, and access to loft

## MAIN BEDROOM (rear)

The main bedroom has double glazed UPVC dual aspect windows to rear and side aspect, a range of fitted wardrobes, double panelled radiator and ceiling light point. Also having further door to the en suite shower room.

## EN-SUITE SHOWER ROOM

The en-suite off the main bedroom incorporates a white 3-piece suite with a close coupled W/C, pedestal wash hand basin and shower cubicle

with floor tray, bifold glass and chrome doors and a wall mounted electric shower. Also having ceiling light point, tiling to walls and vinyl flooring.

## BEDROOM TWO (front)

The second bedroom has a double glazed UPVC window to front aspect, double panelled radiator and ceiling light point

## BEDROOM THREE (rear)

Having a double glazed UPVC window to rear aspect, double panelled radiator and ceiling light point.

## BEDROOM FOUR (front)

Bedroom four has two double glazed UPVC windows to the front aspect, two ceiling light points and a double panelled radiator.

## FAMILY SHOWER ROOM

The family shower room incorporates a 3-piece suite with a close coupled dual flush W/C, pedestal wash hand basin, and wall mounted electric shower with floor tray, and glass and chrome doors.

## REAR GARDEN

An enclosed garden with panel fencing to all sides, also a rear gated access leading to communal land which is accessible to residents, giving access for walks, dog walking etc. Internally, the garden is mainly laid to lawn, with a large patio area close to the house, having borders to sides which include mature shrubs and planting. There are also a number of mature trees, two pergolas and a wildlife pond. A side access leads to a back door, courtesy door to garage and front driveway.

## SINGLE INTEGRAL GARAGE

Currently used for storage - has an up-and-over door to front, electric light to ceiling, wall mounted Worcester Bosch Calor gas-fired boiler and consumer unit to wall - Currently used for storage.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

### SERVICES

Hunters understands from the vendor that mains drainage, electricity,

and water are connected to the property, however, we have not obtained verification of this information. The property is heated by calor gas. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.


## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









