



10 Kingsbrook Drive, Hillfield, Solihull B91 3UU

£310,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Canopy Porch / Reception Hall  
 Re-Fitted Guest Cloakroom  
 Lounge / Dining Kitchen / Conservatory  
 Three Bedrooms  
 Re-Fitted En-Suite Shower Room  
 Re-Fitted Family Bathroom  
 Gas Central Heating / Double Glazing  
 Foregarden Offering Driveway Parking  
 Side Garage / Rear Garden

10 Kingsbrook Drive is an attractive, modern style, three bedroom, detached property, enjoying a quiet cul-de-sac location in this highly sought after residential area. Set on a corner plot, the property offers obvious potential for extension, subject to Planning Permission.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Vendor's Comments

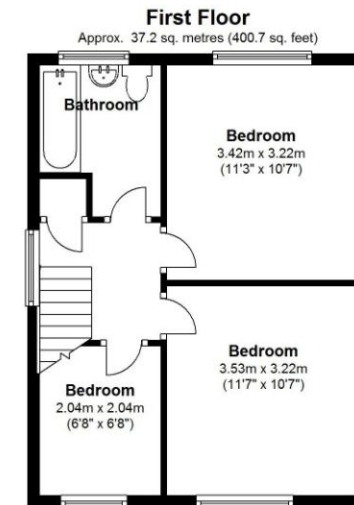
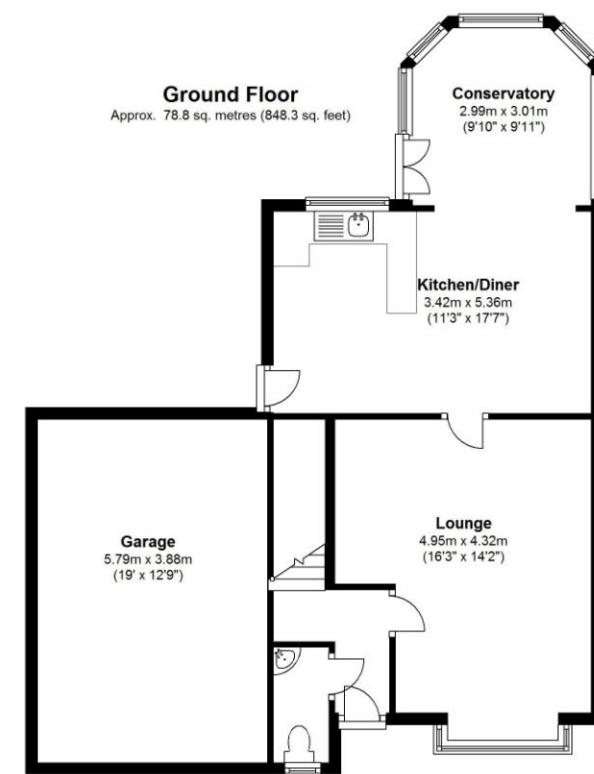
We moved to Hillfield six years ago choosing the location for easy access to Solihull town centre and the local schools and during this time have made some great friends and established a wonderful home. Situated in a quiet cul-de-sac which is safe for the children to play out, there are also several families who live here with children at the same school as ours which gives it a good sense of community.

We have added a conservatory, which makes for a lovely place to sit in the summer evenings and due to having a south facing garden is heated well so it can be used all year round. We have completely refurbished the family bathroom where our children have enjoyed many fun bubble baths! The en-suite has also been refurbished which adds a little bit of luxury to the master bedroom and a space of our own. There is potential within the house to add a fourth bedroom and or extend the kitchen area (subject to planning).

The house has many lovely memories, we have had our children and seen them both progress to the local school which is friendly and has a great community spirit.

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Energy Efficiency Rating

