



DM&Co.
SALES & LETTINGS

**30 HERTFORD WAY
KNOWLE
B93 0PD**

This well presented two bedroom end terraced house is located in a quiet cul-de-sac within the Arden Academy catchment. With off road parking and a private garden, this home is a blend of convenience and simplicity. There's also potential to make it your own with space for extension STPP.

The entrance hallway, simple and welcoming, leads you to the practical and updated breakfast kitchen, with granite work tops and Oak cupboards. The Kitchen is equipped with integrated appliances and lots of cupboard space. At the rear, the living room is spacious and bright, thanks to the French doors that lead directly to the garden. It's a comfortable space where you can unwind, watch TV, or step outside to enjoy the fresh air.





To the first floor are two double bedrooms, each offering a great amount of space and comfort. The principal bedroom at the front benefits from built-in storage, making it easy to keep things tidy. Another bedroom and a family shower room are at the rear, both well maintained and ready for use.





Outside, two off road parking spaces offer convenience right at your doorstep. The private south facing garden at the rear is easy to manage and enjoy. There's also room to the side of the house for an extension, subject to planning permission, if you're looking to expand.





FEATURES

- Updated Breakfast Kitchen
- Light Filled Lounge
- Two Spacious Bedrooms
- Family Shower Room
- Private South Facing Garden
- Two Off Road Parking Spaces
- Extension Potential STPP
- Arden Academy Catchment
- Walking Distance To Dorridge Station

SIZE

Total - 649.5 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council D

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

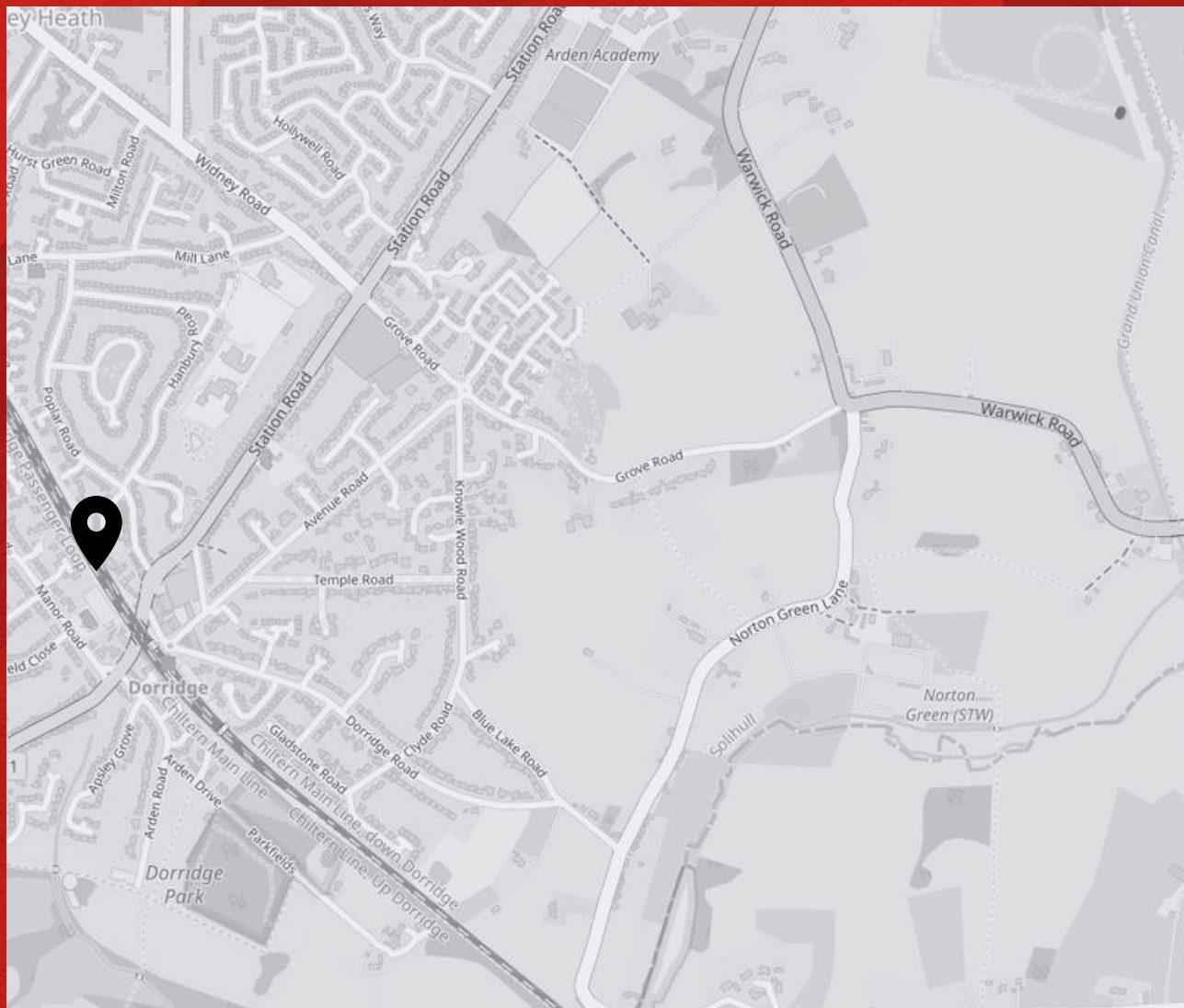
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are 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.



LOCATION

Situated in a peaceful cul-de-sac, this home offers the best of both worlds – a quiet living environment within walking distance to Dorridge and easy access to the Arden Academy. The nearby Dorridge station and Knowle village mean you're never far from local amenities and transport links.

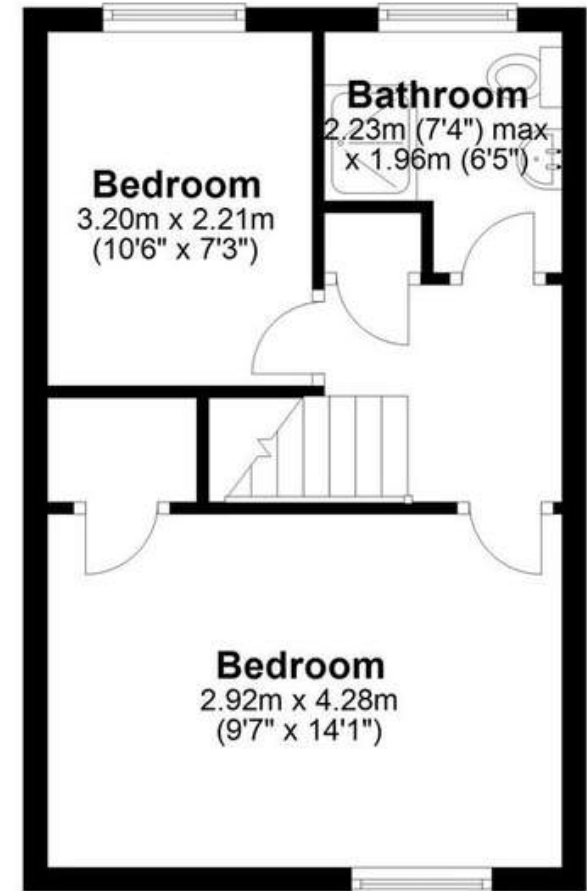
Ground Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 60.3 sq. metres (649.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

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