



**DM&Co.**  
SALES & LETTINGS

**30 QUEEN ELEANORS DRIVE  
KNOWLE  
B93 9LY**

A well-presented two bedroom detached bungalow with a spacious layout and desirable features. Complete with a double garage, ample parking, and situated within this sought after cul-de-sac in Knowle, Ideal for those looking to downsize or seeking single storey living.







The spacious porch opens to the welcoming hallway with useful cloaks cupboard, with all accommodation leading off. Double doors open to the large lounge, which benefits from being dual aspect and in turn opens the dining kitchen. The kitchen is beautifully fitted and well equipped with integrated appliances, there is a central island doubling as a breakfast bar, and plenty of space for a large dining table. The kitchen also provides access to the garden. At the rear of the property is the fully fitted study, perfect for those working from home. The conservatory accessed via the study, offers a further reception room, enjoying views of the garden.







The principal suite which is accessed through a fitted dressing area benefits from an en-suite wet room with a separate bath and shower, and direct access to the garden and patio.





The second double bedroom also benefiting from doors opening to the garden, is serviced by a separate wet room.







Outside, the property boasts a well-sized, yet easily maintained garden with a wide paved patio, and a large lawn with mature planting - a delight for keen gardeners. To the front is ample parking with access to the double garage benefiting from a WC & wash basin, and gated side access to the rear. The garage can also be accessed from the porch.





## FEATURES

- Well-Presented Two-Bedroom Detached Bungalow
- Large Living Room
- Kitchen Diner
- Study & Conservatory
- Large, Easily Maintained Garden
- Double Garage
- Sought After Location
- Arden Academy Catchment Area
- No Upward Chain

## SIZE

Total - 1,930.8 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council G

## SERVICES

All mains services are connected to the property, and there are solar panels which produce an income of approximately £800.00 per year. It is advised that you confirm this at point of offer.

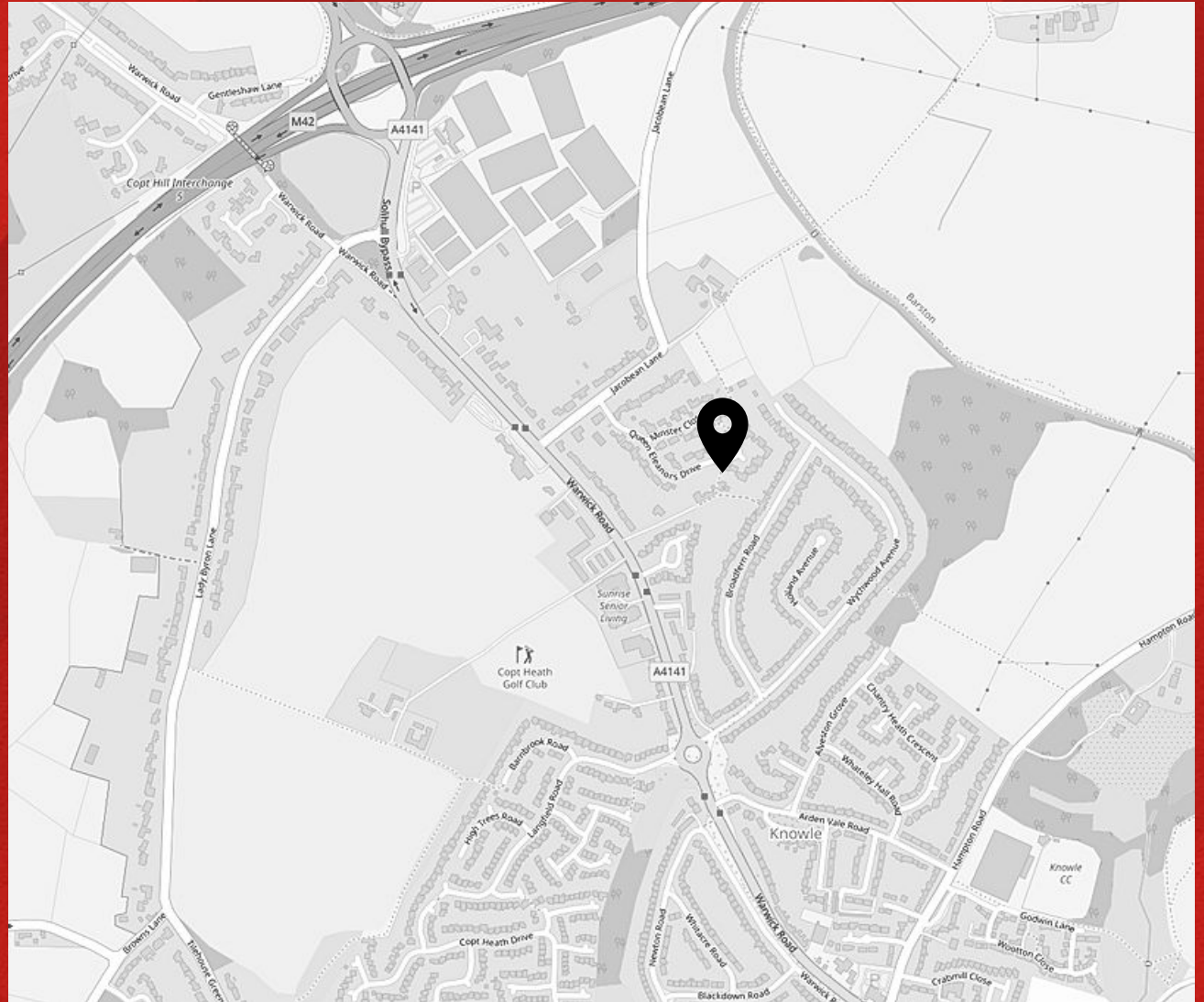
## VIEWING

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

☎ 01564 777 314

@ [dorrige@dmandcohomes.co.uk](mailto:dorrige@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

Knowle is a well located village set on the edge of open countryside.

Knowle contains a wide range of independent shops, restaurants and is home to the Arden Academy (a leading state school). Local sporting facilities include the prestigious Copt Heath Golf Course and the Old Silhillians Rugby Club as well as David Lloyd and Virgin gyms. A short drive from both Dorrige and Solihull, there are train links to Birmingham and London Marylebone, the M42 and M40 motorways, which then provide links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London.

**Ground Floor**  
Approx. 137.5 sq. metres (1480.5 sq. feet)



Total area: approx. 137.5 sq. metres (1480.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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