

# Horton & Senate



57 Station Road, Knowle, B93 0HN

£585,000

- Three Bedroom Detached
- Large Driveway With Space For Off Road Parking For Several Cars
- Garage
- Three Generously Proportioned Bedrooms
- Large Private Rear Garden
- Lots Of Potential To Extend STPP
- Two Downstairs Reception Rooms
- Kitchen
- Fantastic Location

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# 57 Station Road, Knowle B93 0HN

A unique opportunity to purchase a three bedroom link detached property situated on Station Road in Knowle. The property is perfect for someone looking to put their stamp on a family home, it is also walking distance to Arden Academy and close to all transport links.

3

1

2

Council Tax Band: E



## Ground floor

### Canopy porch

With quarry tiled floor, light point and the front door.

### Spacious reception hall

Having a central heating radiator, ceiling light point, alarm panel and stairs leading to the first floor landing.

### Dining room

Having a double glazed bay window to the front elevation, feature fire with fireplace, central heating radiator and power points.

### Lounge (To the rear)

Facing the rear of the property overlooking the private garden, has a box bay to the rear with sliding doors opening onto the rear garden central heating radiator ceiling light point.

### kitchen

Benefiting from a range of wall and floor base units with a sink and draining unit, space for fridge freezer, plumbing for a washing machine, space for a cooker, and a door to a large pantry.

## First floor

### Bedroom one

Having a large double glaze bay window to the front elevation and central heating radiator.

### Bedroom two

Having a box bay window to the rear renovation overlooking the rear garden, arrange a fitted wardrobes and a central heating radiator

### Bedroom three

A double bedroom with a double glazed window to the front elevation and a central heating radiator

### Bathroom

The suite comprises of a fitted bath with shower over, a sink with vanity unit, an airing cupboard housing the centre heating boiler, tiling to splash areas and a double glaze window to rear elevation,

### WC

With a low-level WC and a window to the rear

## Outside

### Covered lean to

Are useful addition to the property with covered storage providing access to the garage and to the rear garden

### Garage

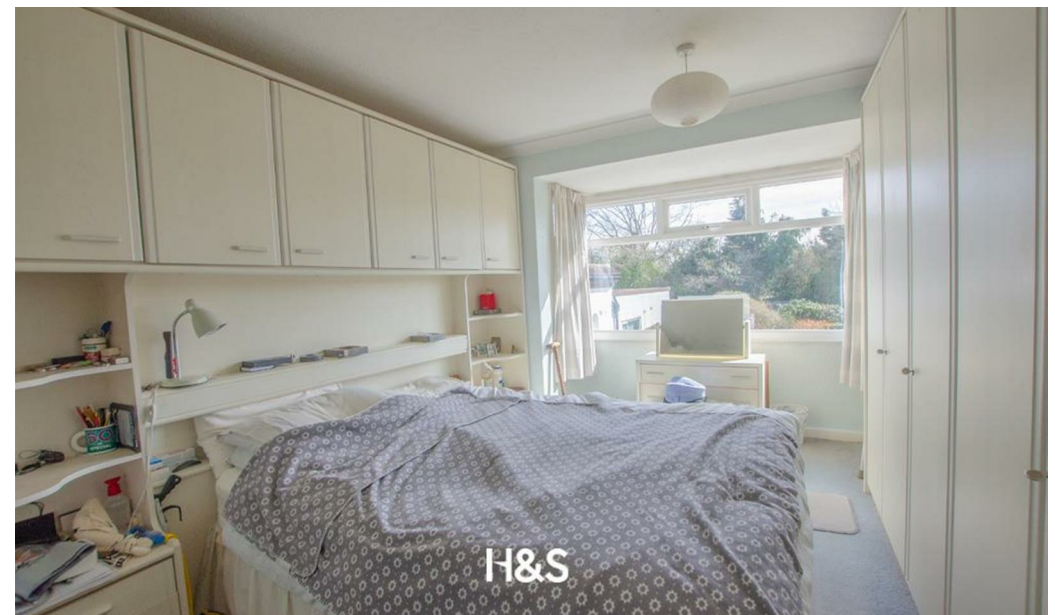
Having a ceiling light point, double opening doors to the front, and power points

### Rear garden.

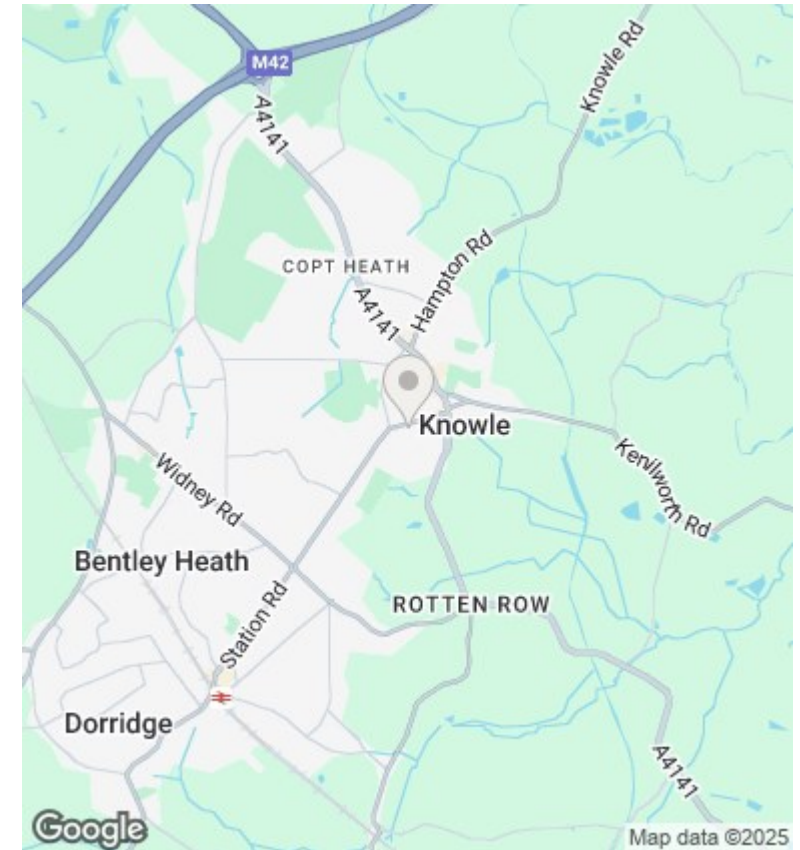
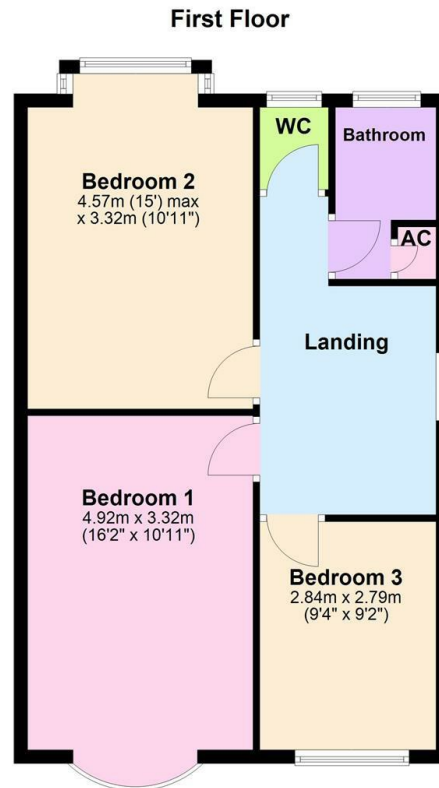
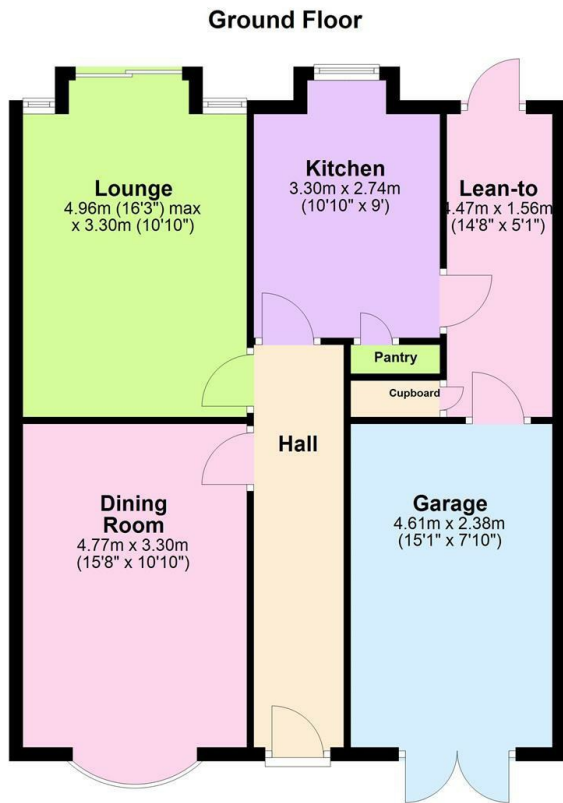
The fantastic rear garden is one of the main selling features for this property. It has a slab patio area for entertaining, with a long stretch of lawn boarded by mature shrubs and bushes leading to a further rear garden housing a greenhouse and vegetable area

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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>		
(39-54) <b>E</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	