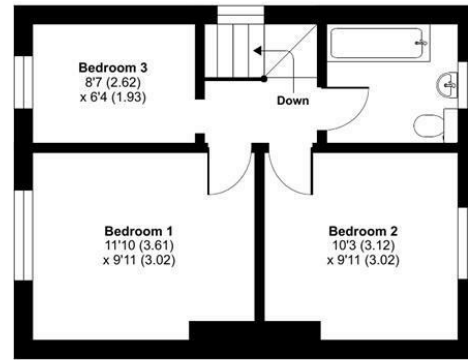
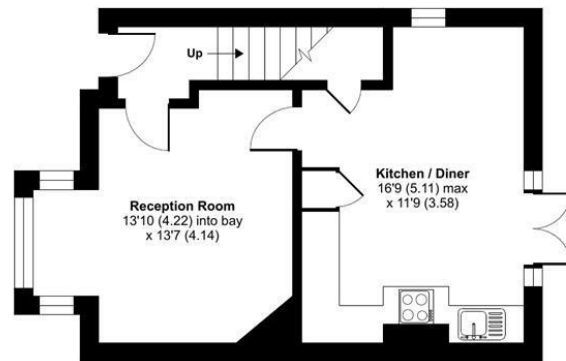


**Warwick Road, Knowle, Solihull, B93**

Approximate Area = 778 sq ft / 72.3 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer RICS Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Vision Properties. REF: 1083655

PROPERTY ADDRESS  
1429 Warwick Road  
Knowle  
Solihull  
B93 9LU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

# Warwick Road, B93





- Three bed end terrace in the heart of Knowle
- Walking distance to the High Street and local schools
- Charming character property
- Large frontage with parking for multiple cars
- Good size rear garden

Set back from the road behind a generous, beautifully maintained frontage with parking for multiple cars, this charming property is just a short walk from Knowle High Street. Residents can therefore benefit from everything the village has to offer, including the excellent schools and wide variety of independent cafes, shops, bars and restaurants – all less than a ten minute walk away.

The interior has been carefully designed to create a bright, welcoming atmosphere and there is a good size, private rear garden. With three bedrooms, stunning living room and open plan kitchen/dining room, this home has a fresh, contemporary feel whilst retaining all of its character and warmth.

The property briefly comprises:

Entrance Hall – stylish hall with beautiful, tiled floor, front door with stained glass panel and feature ‘porthole’ window.

Reception Room (4.22 x 4.14) – light and spacious living room with large bay window and recently laid herringbone Karndean flooring that perfectly complements the centre piece of the room – the wood burner, which is set in front of the original exposed brick fireplace. This is the ideal room for curling up with family to watch a film.

Kitchen / Diner (5.11 x 3.58) – open plan kitchen/diner with hand painted wall and base units with complimentary rose gold handles and matching tap, white flecked worktop, metro-style tiled splashback and a range of integrated appliances, including: oven, hob, dishwasher and full height fridge/freezer. There is also a pantry and utility area with plumbing for a washing machine. This stunning space also allows room for dining and separate seating areas and there are French doors out to the patio and rear garden beyond.

Bedroom One (3.61 x 3.02) – large double bedroom to the front of the property with deep pile carpet and original fireplace.

Bedroom Two (3.12 x 3.02) – a second double bedroom to the rear of the property with deep pile carpet and feature fireplace.

Bedroom Three (2.62 x 1.93) – well proportioned third bedroom to the front of the property, this versatile room would work equally well as a



Your Text Here



child's bedroom, nursery or home office.  
 Bathroom – contemporary family bathroom with oak effect flooring, full height metro-style wall tiles and modern three piece white suite, including wash basin, toilet and bath with shower over. There is also some delightful grey panelling with matching bath panel.

Council Tax Band - C