

Ullenhall Road, B93



PROPERTY ADDRESS
86 Ullenhall Road
Knowle
B93 9JH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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		

Nestled in a quiet corner of a sought after estate in Knowle, the property is in close proximity to Knowle High Street, with its wide variety of independent shops, cafes and restaurants. The excellent Arden Academy and local primary schools of Knowle, Bentley Heath and Dorridge are all within walking distance, as is Knowle park.

Entrance Hall – welcoming entrance hall, accessed via the porch, with oak effect laminate flooring that runs throughout the ground floor of the property, with the exception of the conservatory which has a heated tiled floor.

Reception Room – bright and spacious living room to the front of the property with feature fireplace and wood-burner style electric fire.

Kitchen/Diner – contemporary kitchen with grey wall and base units, chrome handles and an oak effect worktop. This kitchen has been cleverly designed for practicality and to maximise the space available – there is a breakfast bar, pantry and a range of integrated appliances, including: fridge/freezer, dishwasher, Bosch double oven/grill and a Samsung hob with extractor.

This space also benefits from ample room for a large dining table and the conservatory, which is an excellent addition to this home, provides a second reception room that is accessed via French doors from the dining area, which can be opened up to enhance the open/plan feel of the space. The conservatory provides direct access to the garden.

Utility – providing useful additional worktop space and kitchen units. This also leads to down-stairs toilet and the back door – making it an ideal 'boot room' after a muddy dog walk or kids' sport.

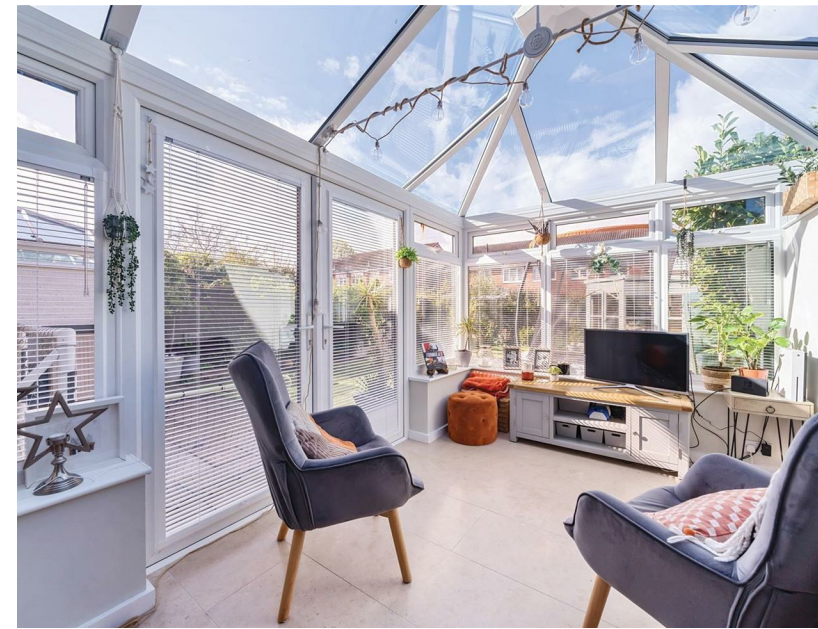
This property is not only beautifully finished but it has been designed thoughtfully with the demands of modern family living in mind and the master bedroom is a prime example of this. There is a full height fitted wardrobe with sliding glass doors, additional storage cupboard and an impressive en-suite - with large walk in shower cubicle, toilet, sink and stylish grey tiling.

Bedroom Two – well proportioned double bedroom to the front of the property with built in wardrobes and shelving.

Bedroom Three – a third double bedroom to the rear of the property with built in wardrobe.



Your Text Here



Bedroom Four – a good size fourth bedroom to the rear of the property. Currently used as a home office but would work equally well as a nursery or child's bedroom.

Bathroom – family bathroom with oak effect flooring, sink with built in shelving unit, toilet, shower over bath and full height tiling.

The loft is part boarded with lighting.

External – located on a quiet cul-de-sac in the heart of Knowle with driveway parking for two cars and a garage which provides useful additional storage space.

The rear garden has been well maintained and there are two patio areas.