



DM&Co.
SALES & LETTINGS

**55 KIXLEY LANE
KNOWLE
B93 0JE**

Presenting a beautifully maintained two-bedroom semi-detached house, immaculately finished throughout. Offering a stunning modern breakfast kitchen, a light-infused conservatory, two double bedrooms, and a spacious garden with patio and open field views to the front. Located within walking distance to Knowle High Street and in the catchment for Arden Academy, this lovely home is perfect for small families, downsizers and those seeking an idyllic lifestyle.



Upon entry, you're greeted by a small hallway, leading to the cosy, light-filled lounge with a feature gas fireplace and under stair storage. This relaxing space seamlessly flows into the modern breakfast kitchen. This area is equipped with integrated appliances and finished to a high standard, providing a functional space to cook and dine. A utility room off the kitchen provides extra convenience, while the rear of the property boasts a serene conservatory, with French doors leading onto the garden.







The first floor hosts two spacious double bedrooms, main bedroom is to the rear with fitted wardrobes and the second bedroom has built in storage. A well-presented family bathroom completes the upper level.



Set behind a brick paved driveway, this home provides parking for two cars and a side entrance. At the rear, there is a large garden with a patio ideal for entertaining, and the summer house offers an additional spot for relaxation or could serve as a home office.





FEATURES

- Extended Two bedroom Semi Detached House
- Lounge with Feature Fireplace
- Stunning Modern Breakfast Kitchen
- Light-Filled Conservatory
- Two Double Bedrooms
- Off Road Parking for Two Cars
- Large Garden with Patio
- Summer House
- Walking Distance to Knowle High Street
- Arden Academy Catchment

SIZE

Total - 1,055 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council C

SERVICES

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

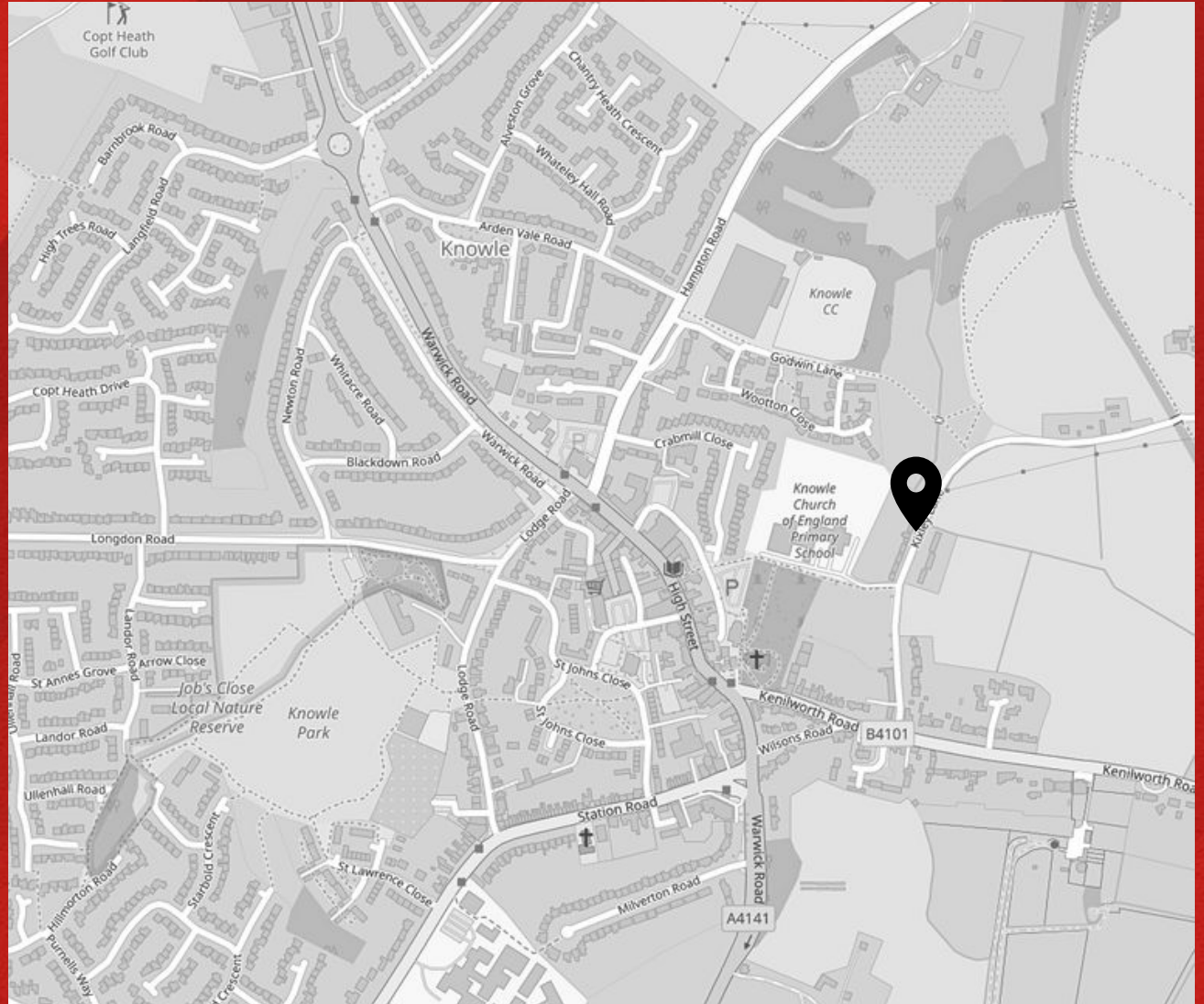
VIEWING

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

☎ 01564 777314

@ 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.

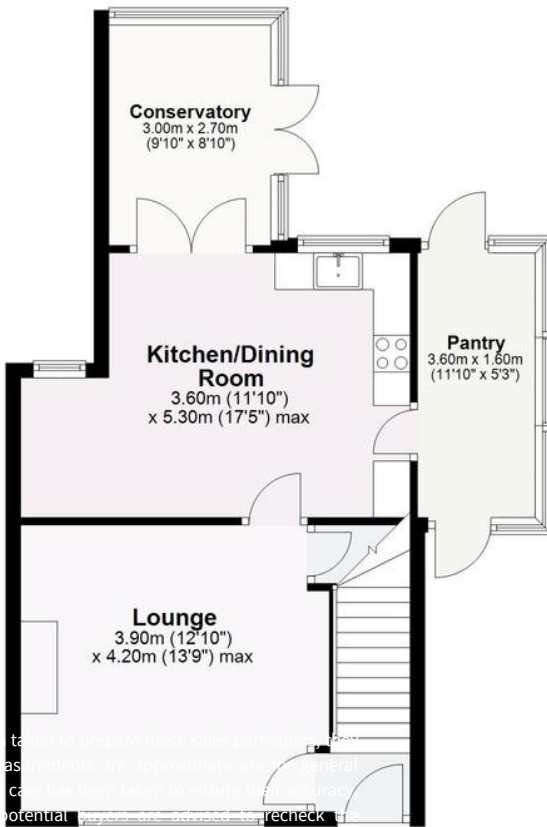
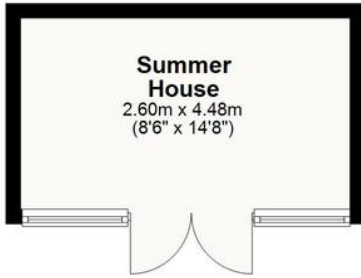


LOCATION

Located a short walk from Knowle High Street, the property offers easy access to local amenities, shops, and dining. Nestled in the catchment area for Arden Academy, it provides excellent educational opportunities for families.

Ground Floor

Approx. 64.3 sq. metres (692.4 sq. feet)

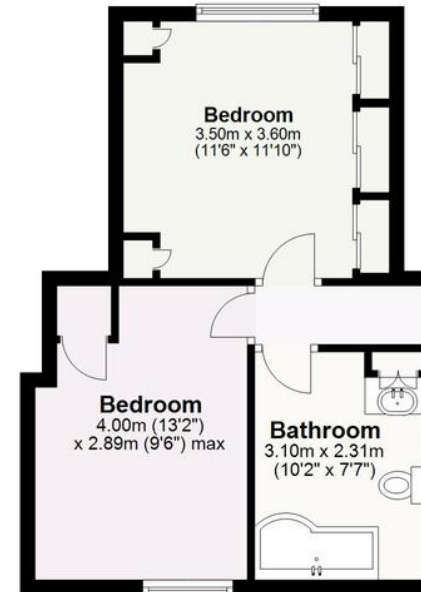


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

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