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SALES & LETTINGS

**1573a Warwick Road
Knowle
B93 9LF**

A well presented cottage style two bedroom mid terrace house in Knowle, featuring a cosy lounge, breakfast kitchen, and easy maintenance garden. Perfect for first-time buyers or downsizers, located conveniently close to Knowle High Street.

The entrance door opens directly into the lounge which is light and spacious with a working fireplace and stairs leading to the first floor.



The breakfast kitchen is to the rear and is well appointed with plenty of space for a dining table and benefits from a stable door leading to the rear garden.



To the first floor, the main bedroom is situated at the front and includes fitted wardrobes.

The second bedroom is to the rear of the property, a well-appointed family bathroom and additional storage cupboard completes this inviting space.





Set back from the road the property has parking to the front and a further allocated space to the rear of the property.

The garden is easy to maintain being fully paved and also benefits from rear access.



FEATURES

- Cottage Style Mid Terrace House
- Cosy Lounge With Working Fireplace
- Breakfast Kitchen
- Two Bedrooms
- Family Bathroom
- Private Garden
- Parking To The Front And Rear
- Walking Distance To Knowle High Steet
- No Upward Chain

SIZE

Total - 501.6 sq ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council D

SERVICES

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

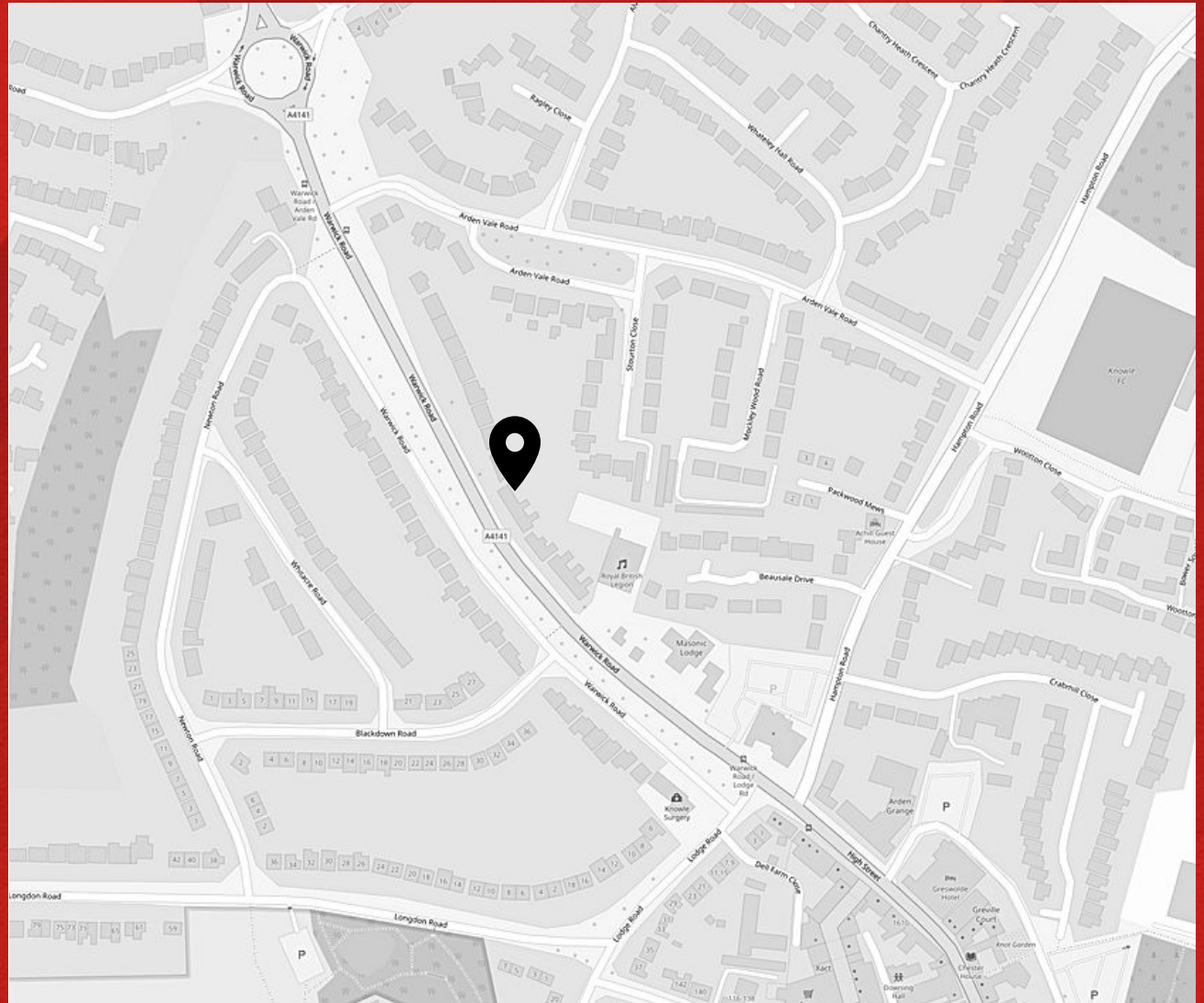
VIEWING

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

☎ 01564 777 314

@ 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.

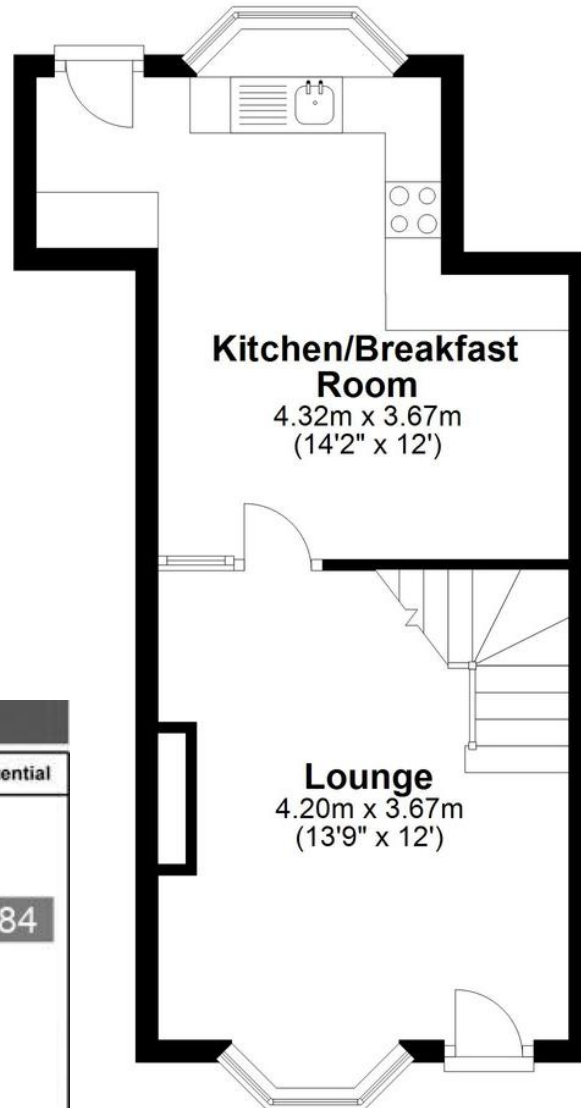
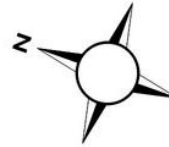


LOCATION

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 Dorridge 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.

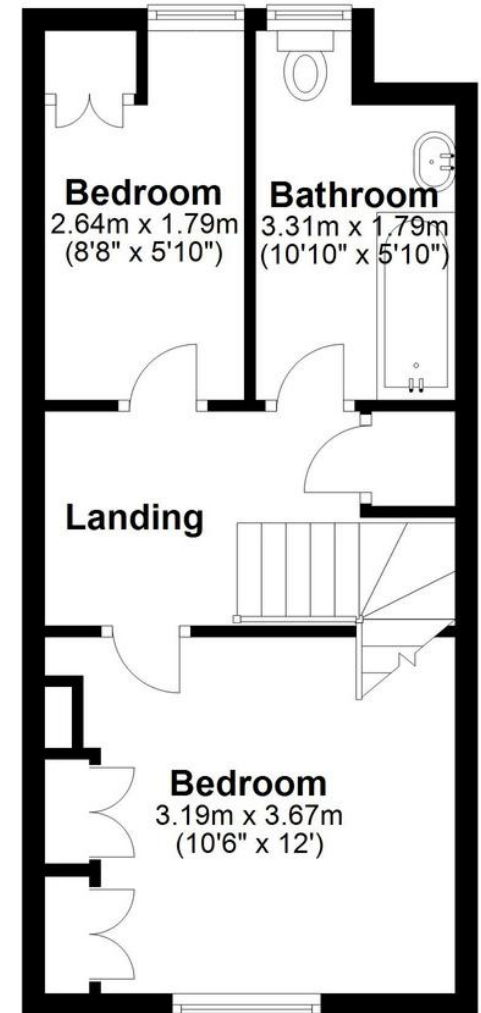
Ground Floor

Approx. 15.6 sq. metres (167.5 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	68	
(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	

Total area: approx. 46.6 sq. metres (501.6 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.

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