



Kenilworth Road | Knowle | Solihull | B93 0JD

**Guide price £425,000**



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Unique Period Property
- Well Maintained Courtyard Garden & Parking
- Located Within Walking Distance Of Knowle High Street
- EPC Rating: D



## Description

Kingsway Estate Agents are delighted to bring to the market this beautifully presented two-bedroom period cottage, located within easy walking distance of Knowle High Street, local amenities and schools.

The property has been thoughtfully modernised, whilst still retaining its period features such as wooden beams and is set over three floors. To the ground floor is a modern kitchen/Diner, featuring a stunning chrome range cooker. The kitchen flows seamlessly into the bright and airy living room with log burner and patio doors leading to the rear garden and access into a cellar which provides useful storage.

To the first floor is a well-appointed modern bathroom and a bright and airy landing ideal for use as an office space, this also provides access to the second floor where two double bedrooms are located.

To the rear of the property is a well maintained, courtyard garden providing ample room for table and chairs and a westerly facing aspect. There is an entrance leading to the driveway providing parking for the property.

Knowle is a conveniently located and highly desirable village, set on the edge of open countryside and renowned for its period charm, half-timbered buildings. The village offers a wide variety of independent shops, cafés, and restaurants, along with excellent schooling including a highly regarded infant and junior school and the renowned Arden Academy, widely considered one of the leading state secondary schools in the UK.

Knowle adjoins the village of Dorridge, which benefits from a mainline railway station providing regular services to Birmingham and London. The neighbouring town of Solihull is just a short drive away and offers an excellent range of state and private schools, Touchwood Shopping Centre and is ideally positioned for commuters, with convenient access to the M42 and M40 motorways, linking to the M1, M5, and M6, and providing routes to Birmingham, Coventry, and London. Resorts World Arena, Birmingham.

EPC Rating: D



**Kitchen/Dining Room**

11'9" x 8'11"

**Lounge**

13'10" x 11'9"

**Cellar**

11'11" max x 14'1" max

**Family Bathroom**

6'2" x 7'1"

**Bedroom One**

14'0" x 10'10"

**Bedroom Two**

14'2" x 10'5"

**Landing/Office Space**

11'8" x 7'5"







## Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

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



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