



29 Gilberry Close, B93 9JZ

Sale Price £625,000



**Love
Property Co.**

29 Gilberry Close, Knowle, Solihull, B93 9JZ

Tenure - Freehold

EPC Rating - C

Council Tax Band - E

Love Property Co are pleased to offer this sought after property and offered to the market with the benefit of NO UPWARD CHAIN, this delightful three double bedroom detached bungalow located on a quiet end cul-de-sac of Knowle offering superb scope for renovation and extension, The property is set behind a large driveway providing parking for multiple vehicles and leads to a carport and detached tandem garage. The property is accessed via an entrance hallway and internally the property offers spacious accommodation with an open plan living / dining room, Separate kitchen and a conservatory to the rear providing excellent views of the large private rear garden. The remainder of the property is made up of three double bedrooms family bathroom and a wc. Outside the property enjoys a large, private rear garden which is mainly laid with lawn and includes a full width patio seating area.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also nearby.



PROPERTY MEASUREMENTS:

LOUNGE/DINING ROOM

13'4" X 23'11" (4.06M X 7.29M)

KITCHEN

8'11" X 10'11" (2.72M X 3.32M)

CONSERVATORY

6'9" X 12'3" (2.05M X 3.74M)

BEDROOM ONE

11'1" X 12'8" (3.38M X 3.29M)

BEDROOM TWO

11'1" X 8'10" (3.38M X 2.70M)

BEDROOM THREE

10'0" X 9'6" (3.05M X 2.90M)

FAMILY BATHROOM

5'8" X 8'5" (1.72M X 2.56M)

WC

3'3" X 5'6" (0.98M X 1.67M)

GARAGE

11'51" X 37'9" (2.57M X 8.5M)

TOTAL SQUARE FOOTAGE

1360.9 sq. feet (126.4 sq. metres)

PROPERTY INFORMATION:

TENURE - Freehold

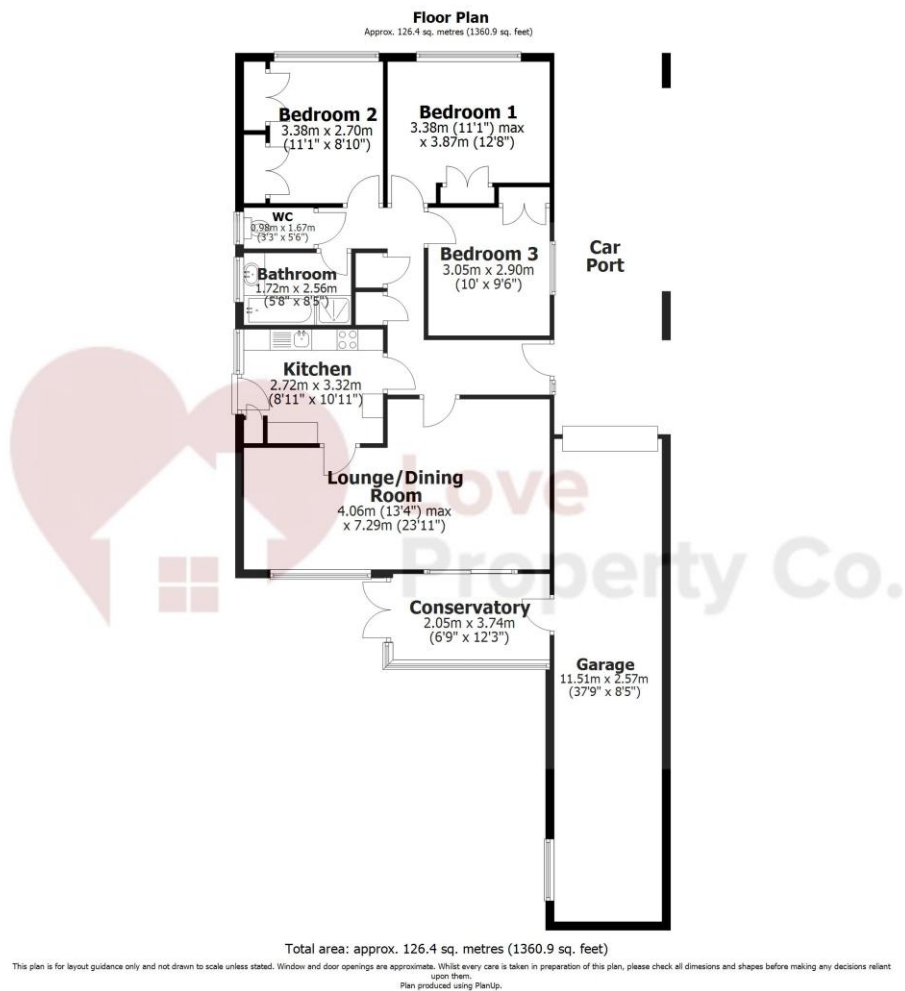
COUNCIL TAX - Band E

EPC RATING – C

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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