



8 Beausale Drive, B93 0NS

Sale Price OIEO £475,000



**Love
Property Co.**

8 Beausale Drive, Knowle, Solihull, B93 0NS

Tenure - Freehold
EPC Rating – D
Council Tax Band – D

Love Property Co are pleased to offer this sought after and fantastic opportunity to buy this good size 1407.41 sq. feet (130.8 sq. metres) three double bedroom semi-detached B93 post code home within a prime residential location close to amenities on Knowle high street and with M42 motorway link by and within HS2, Birmingham International Airport and NEC. The property offers the perfect opportunity to upgrade, refurbish and modernise to your own taste. It has UPVC double glazing, gas central heating, private rear garden with a patio area and comprises a porch, good sized entrance hall, lounge/dining room, kitchen, lean-to, first floor landing, three double bedrooms, family bathroom, separate WC, garden room, garden to rear, large driveway for multiple vehicles and a garage with scope to extend STPP. This residence provides a peaceful retreat in a desirable location, perfect for those seeking to put their own modern stamp onto a very inviting home.

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



PROPERTY MEASUREMENTS

LOUNGE/DINING ROOM

23' 11" X 12' 10" (7.28m x 3.91m)

KITCHEN

12' 9" X 12' 9" (3.89m x 3.72m)

WC

2' 9" X 5' 6" (0.84m x 1.68m)

BEDROOM ONE

12' 6" X 11' 9" (3.80m x 3.57m)

BEDROOM TWO

8' 2" X 11' 9" (2.48m x 3.57m)

BEDROOM THREE

8' 7" X 12' 2" (2.62m x 3.72m)

BATHROOM

5' 9" X 7' 0" (1.75m x 2.14m)

WC

2' 9" X 4' 10" (0.85m x 1.48m)

GARDEN ROOM

8' 10" X 10' 7" (2.70m x 3.23m)

GARAGE

15' 8" X 7' 6" (4.77m x 2.28m)

TOTAL SQUARE FOOTAGE (Approx.)

1407.4 sq. Feet (130.8 sq. metres)

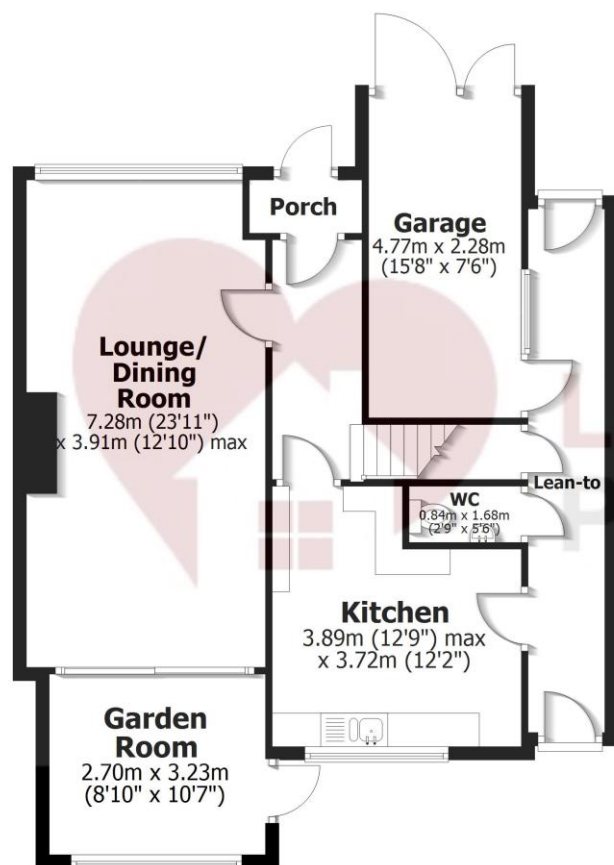
MONEY LAUNDERING REGULATIONS

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.



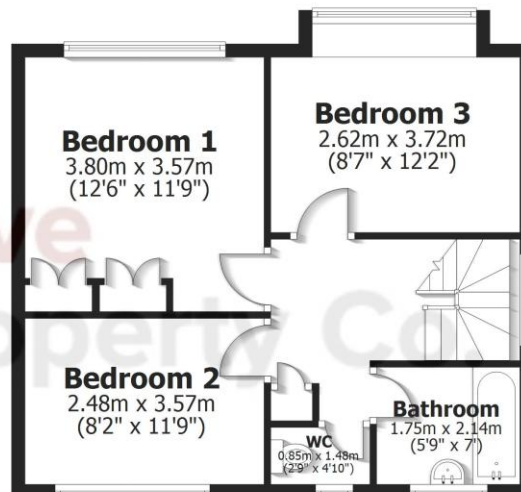
Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 130.8 sq. metres (1407.4 sq. feet)



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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