



Knightsbridge Road, Offers Around £380,000

- PORCH & HALLWAY
- DINING ROOM
- THREE BEDROOMS
- SIDE GARAGE
- DELIGHTFUL REAR GARDEN
- LOUNGE
- EXTENDED KITCHEN
- REFITTED BATHROOM
- DRIVEWAY
- POPULAR LOCATION

Knightsbridge Road is situated for the excellent amenities of the area including Olton Railway Station which is approximately 1 mile away from the property and Jubilee Park, a very pleasant area of public open space. The town centre of Solihull is some 3 miles distant and here one will find an excellent array of shopping facilities and business premises.

Closer to the property is Hobs Moat shopping parade and regular local bus services and the A45 Coventry Road in Sheldon where there is further comprehensive shopping facilities.

The A45 gives access to both the city centre of Birmingham and junction 6 of the M42 motorway, the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

An ideal location therefore for this well presented and extended traditional semi detached property which sits back from the road behind a front driveway that provides off road parking and in turn leads to double opening UPVC double glazed front doors which give access to the

PORCH ENTRANCE

Having two wall light points, quarry tiled floor and front door with side light release windows, opening to the

RECEPTION HALLWAY

Having ceiling light point, laminate wooden flooring, central heating radiator, staircase rising to the first floor accommodation, doors opening to the lounge and dining room, open access to the kitchen and understairs storage cupboard

LOUNGE

14'9" into bay x 10'5" (4.50m into bay x 3.18m)



Having UPVC double glazed dog leg style bay window with inset sliding double glazed patio style doors to the rear garden, ceiling light point, two wall light points, laminate wooden flooring, picture rail and log burner with surround

DINING ROOM

12'8" into bay x 11'10" max (3.86m into bay x 3.61m max)



Having UPVC double glazed bay window to the front, 3 wall lights, central heating radiator, laminate wooden flooring, three wall light points and picture rail

EXTENDED KITCHEN

14'4" overall x 12'9" max (8'11" min) (4.37m overall x 3.89m max (2.44m'3.35m min))



Having UPVC double glazed windows to the side and rear, two ceiling light points, quarry tiled flooring. UPVC double glazed door opening to the rear garden, door to the garage, central heating radiator and being fitted with a comprehensive range of wall and base mounted storage units with quartz work surfaces over having undermounted sink with mixer tap and drainer grooves, induction hob with extractor canopy over, integrated oven and microwave, fridge, washing machine and dishwasher

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access with drop down ladder leading to part boarded loft space with light

BEDROOM ONE

15'0" into bay x 10'5" (4.57m into bay x 3.18m)



Having UPVC double glazed dog leg style bay window to the rear, ceiling light point, central heating radiator and recessed pine wardrobe

BEDROOM TWO

13'5" into bay x 11'4" (4.09m into bay x 3.45m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM THREE

7'3" x 6'7" (2.21m x 2.01m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

SIDE GARAGE

18'9" x 6'6" (5.72m x 1.98m)

Having up and over door to the front driveway, light, power and central heating boiler

REFITTED BATHROOM



Having UPVC double glazed windows to the front and side, recessed ceiling spotlights, heated towel rail, full height wall tiling, corner shower enclosure, double ended panelled bath, vanity unit with inset wash hand basin and low level WC

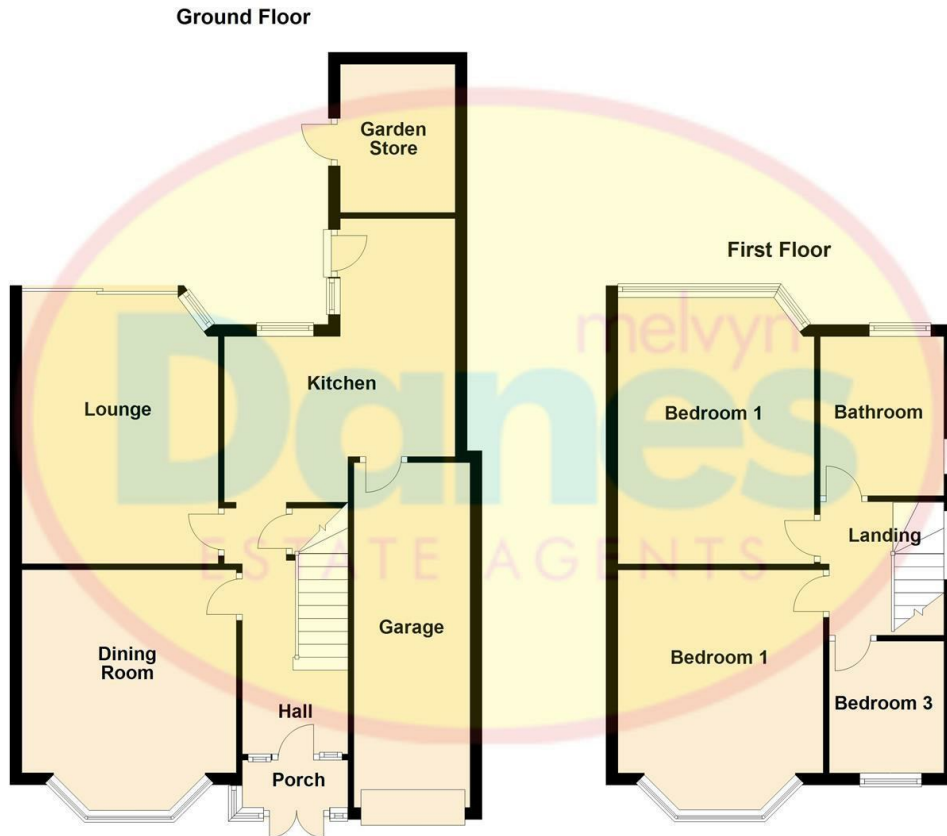
DELIGHTFUL REAR GARDEN



Having paved patio area with crazy paved pathway leading alongside a shaped and bordered lawn with division, having inset gate to a further ornamental garden area. Brick storage shed with locking door leading off the patio which has a ceiling light and electricity point. There is a mature Magnolia tree, raised beds and trellis topped screening to additional garden storage area.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



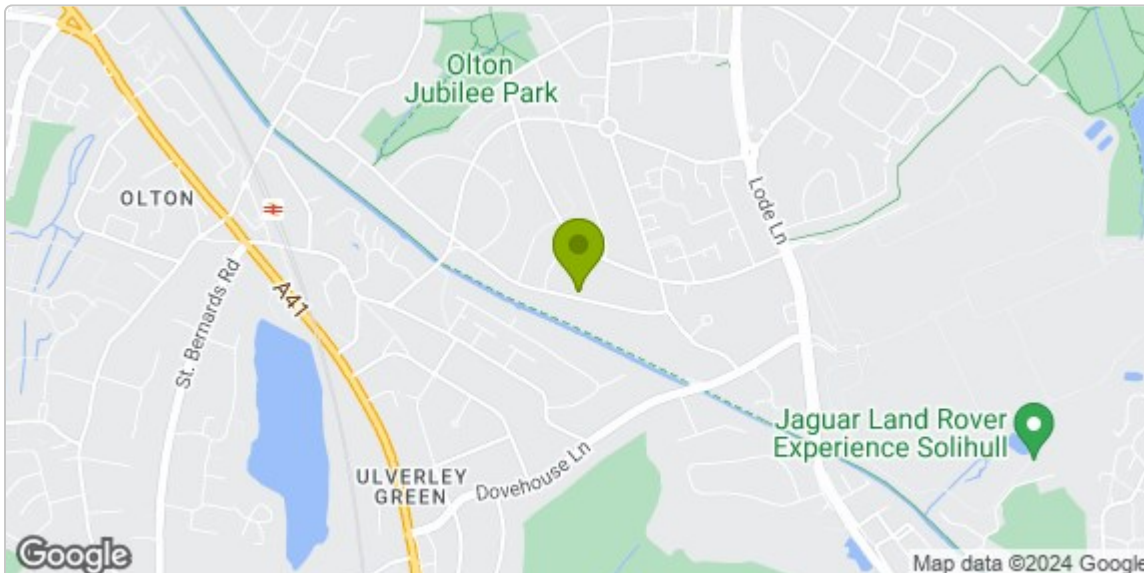
COUNCIL TAX BAND: D

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
75 Knightsbridge Road
Solihull B92 8RD

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	61	76
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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