



**smarthomes**

**Abbots Close**

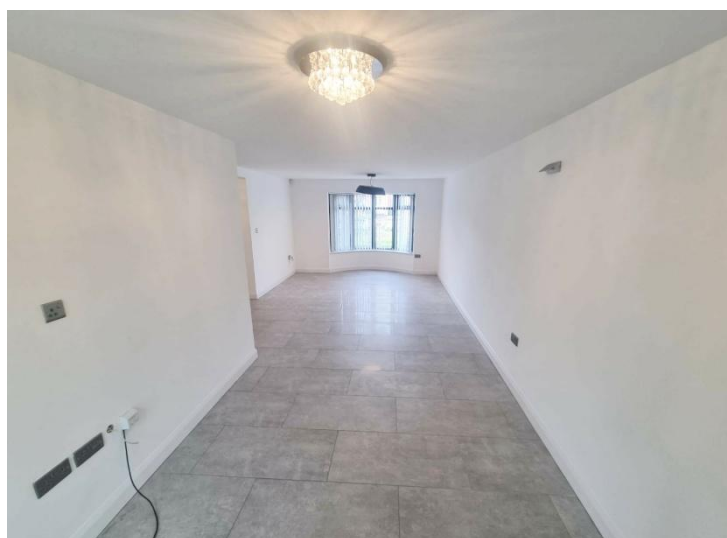
Knowle, Solihull

- A Beautifully Presented Four Bedroom Family Home
- Extended & Re-Fitted Kitchen & Utility Room
- Re-Fitted Family Shower Room & En-Suite Bathroom
- No Upward Chain

**Offers Over £630,000**

Current EPC Rating - D

Current Council Tax Band - E





## Property Description

A beautifully presented and extended detached family home offering four bedrooms, extended dual aspect lounge diner, open plan kitchen diner, utility, guest WC, four piece en suite bathroom, family shower room, garage, rear garden and off-road parking



## Rooms & Measurements

Extended Dual Aspect Lounge Diner 3.58m x 7.92m (11'9" x 26'0")

Extended Open Plan Kitchen Diner to Rear 2.67m x 5.84m (8'9" x 19'2")

Spacious Utility Room 2.59m x 3.71m (8'6" x 12'2")

Bedroom One to Front 3.25m x 3.86m (10'8" x 12'8")

Four Piece En Suite Bathroom to Rear 2.03m x 2.77m (6'8" x 9'1")

Bedroom Two to Rear 3.28m x 3.45m (10'9" x 11'4")

Bedroom Three to Front 2.77m x 5.49m (9'1" x 18'0")

Bedroom Four to Front 2.18m x 2.64m (7'2" x 8'8")

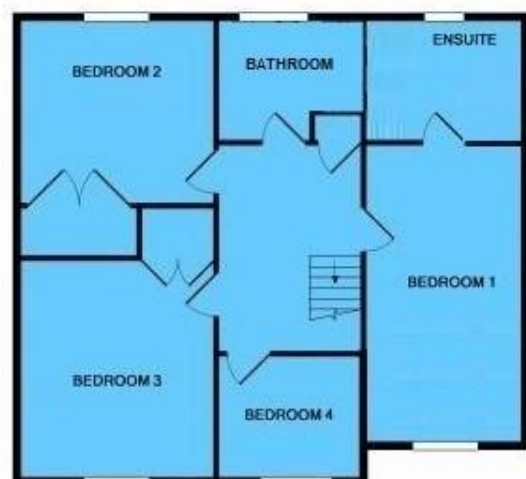
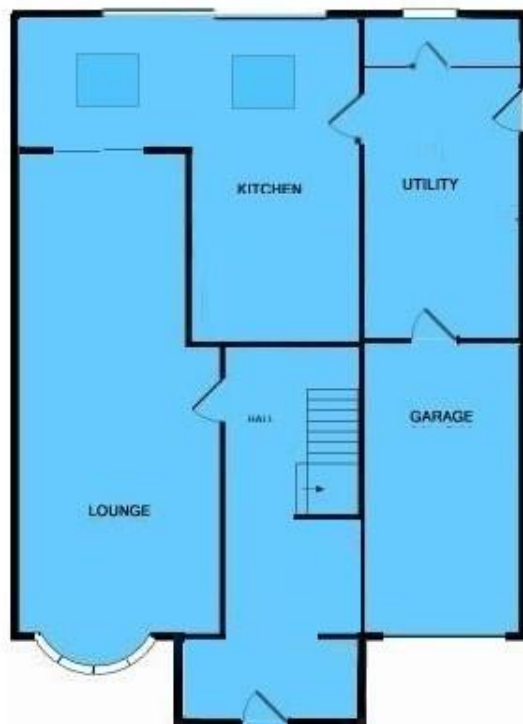
Family Shower Room to Rear 2.16m x 2.21m (7'1" x 7'3")

Garage 2.59m x 5.11m (8'6" x 16'9")

### Tenure

We are advised by the vendor that the property is freehold.  
We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.