



Knightsbridge Road, Solihull

Guide Price £370,000





PROPERTY OVERVIEW

Nestled on a quiet and sought-after road, this delightful three-bedroom semi-detached property offers a warm and welcoming atmosphere, ideal for family living. From the moment you step into the property, you are greeted by an inviting entrance hallway which also provides ample storage space, ensuring a clutter-free and organised living environment.

The ground floor of this charming home features two reception rooms, each with its distinct appeal. The spacious living room, overlooking the rear garden, allows an abundance of natural light to flood the space, creating a bright and airy setting perfect for relaxation and entertaining guests. Adjacent to the living room is a generously sized dining room, offering a separate space for family meals and gatherings.



The fitted kitchen comes complete with ample work surfaces and amenities, providing a functional and stylish culinary space for cooking enthusiasts. Additionally, a practical side utility room, including a downstairs WC, leads to a single garage/store room, offering convenience and extra storage options for household items and tools.



Ascending to the first floor, you will find three well-appointed bedrooms, two of which are doubles and a versatile single room, providing flexibility for various living arrangements. These bedrooms are serviced by a shower room and a separate toilet, ensuring convenience for all residents.

The outside space of this property boasts a well-maintained rear garden, offering an oasis of tranquillity and privacy. The garden features ample seating areas, perfect for al fresco dining, relaxation, and outdoor enjoyment during warmer months, making it an ideal place for family gatherings and social activities.

In summary, this three-bedroom semi-detached property presents a wonderful opportunity for buyers looking for a comfortable family home in a desirable location. With its abundance of natural light, practical layout, and well-maintained outdoor space, this property truly offers a welcoming and versatile living environment for its future owners.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- Abundance Of Natural Light Throughout
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Two Double Bedrooms & Versatile Single
- Shower Room
- Well Maintained Rear Garden
- Single Garage / Store Room
- Early Viewing Essential



PORCH

ENTRANCE HALLWAY

DINING ROOM

13' 2" x 11' 1" (4.01m x 3.39m)

LIVING ROOM

14' 1" x 11' 1" (4.30m x 3.39m)

KITCHEN

10' 9" x 8' 8" (3.28m x 2.63m)

UTILITY ROOM

14' 11" x 5' 0" (4.54m x 1.52m)

WC

FIRST FLOOR

BEDROOM ONE

14' 2" x 8' 11" (4.32m x 2.72m)

BEDROOM TWO

13' 9" x 11' 1" (4.20m x 3.39m)

BEDROOM THREE

8' 9" x 7' 5" (2.66m x 2.26m)

SHOWER ROOM

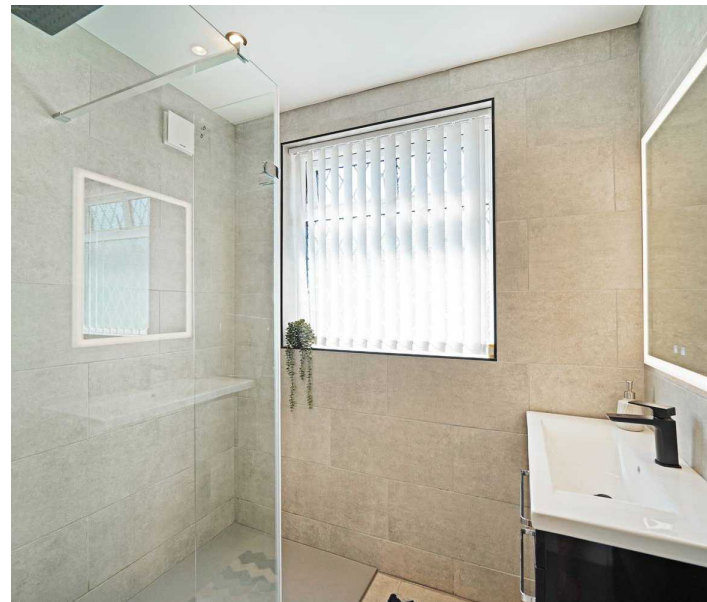
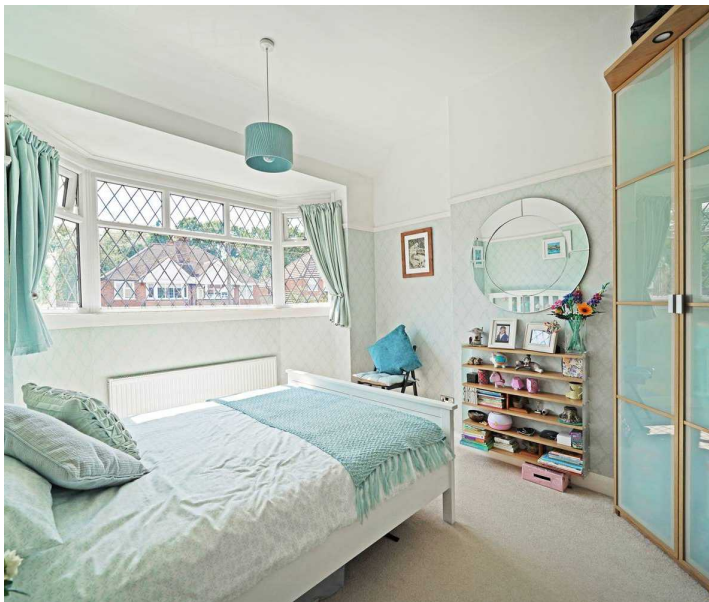
7' 3" x 6' 5" (2.20m x 1.95m)

WC

4' 7" x 3' 0" (1.40m x 0.91m)

TOTAL SQUARE FOOTAGE

Total floor area: 101.0 sq.m. = 1087 sq.ft. approx.





OUTSIDE THE PROPERTY

WELL MAINTAINED REAR GARDEN

GARAGE / STORE ROOM

12' 2" x 6' 9" (3.71m x 2.06m)

ITEMS INCLUDED IN SALE

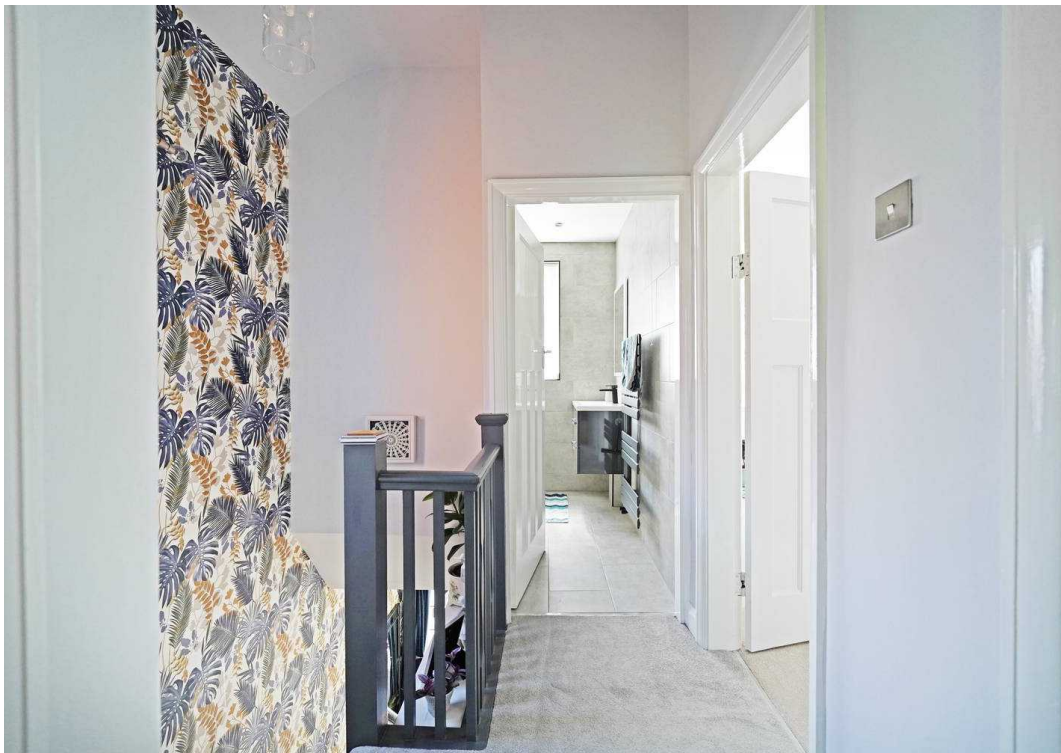
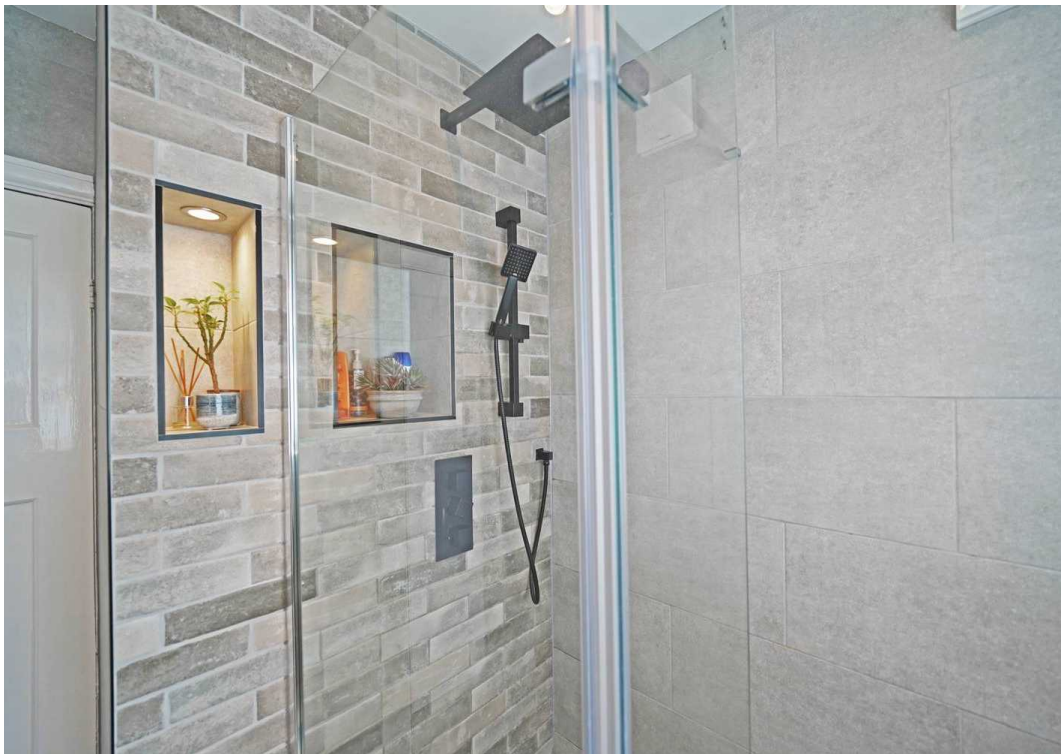
Neff integrated oven, integrated hob, extractor, microwave, fridge, Neff dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and a summer house.

ADDITIONAL INFORMATION

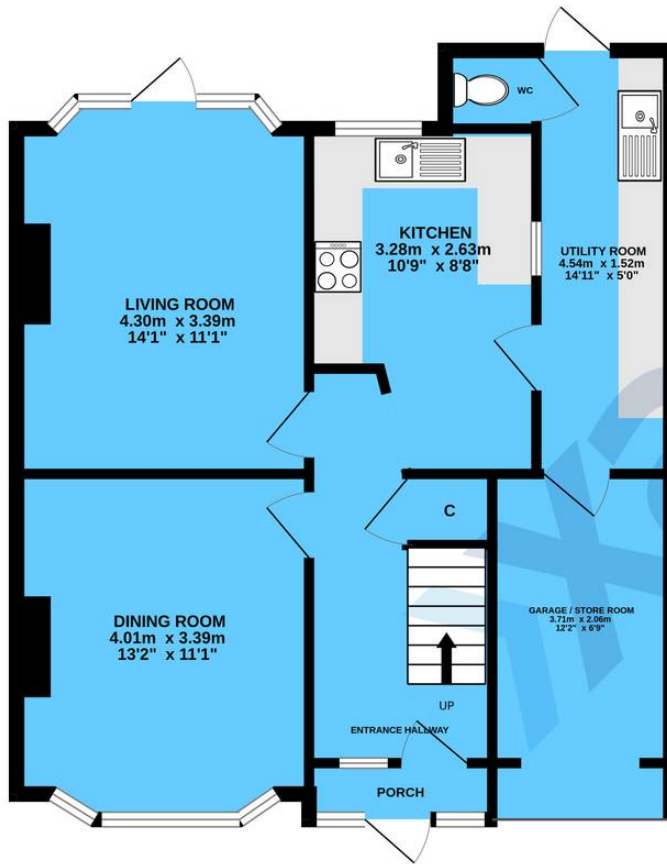
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

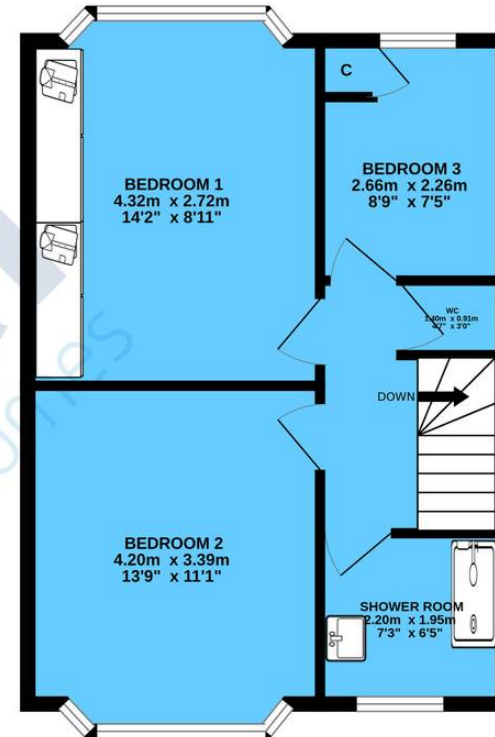
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 101.0 sq.m. (1087 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

