



Knowlands Road, Shirley

Guide Price £450,000





PROPERTY OVERVIEW

Nestled within a tranquil cul-de-sac, this delightful two-bedroom detached bungalow is presented to the market with the added advantage of NO UPWARD CHAIN. Situated on a large corner plot and boasting immediate access to the serene Hillfield Nature Reserve, this residence offers a peaceful retreat from the hustle and bustle of modern life. Upon entering, one is welcomed by a generously proportioned porch and a spacious hallway seamlessly connecting the accommodation. The property features a sizeable living room with picturesque views of the surrounding woodland, an open plan kitchen/diner, and a spacious conservatory, perfect for relaxation and entertainment. Accommodation comprises two double bedrooms with fitted wardrobes, a family bathroom, and a practical utility room. Outside, a meticulously maintained rear garden provides a private outdoor oasis. Completing this offering is a single garage and a driveway, ensuring ample parking for residents and guests alike. Embodying comfort and convenience, this charming bungalow offers a harmonious blend of tranquillity and practicality.



PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: E

Tenure: Freehold

- Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Set On A Large Corner Plot
- Easy Access To Hillfield Nature Reserve
- Spacious Living Room
- Open Plan Kitchen / Diner
- Conservatory & Utility
- Two Double Bedrooms
- Single Garage & Driveway





PORCH

HALLWAY

WC

5' 10" x 3' 5" (1.78m x 1.04m)

LIVING ROOM

17' 0" x 12' 0" (5.18m x 3.66m)

DINING AREA

9' 3" x 8' 9" (2.82m x 2.67m)

CONSERVATORY

12' 10" x 9' 9" (3.91m x 2.97m)

KITCHEN

10' 7" x 9' 10" (3.23m x 3.00m)

UTILITY ROOM

7' 10" x 6' 6" (2.39m x 1.98m)

BEDROOM ONE

11' 2" x 9' 5" (3.40m x 2.87m)

BEDROOM TWO

12' 1" x 9' 9" (3.68m x 2.97m)

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

OUTSIDE THE PROPERTY

GARAGE

18' 4" x 8' 4" (5.59m x 2.54m)

TOTAL SQUARE FOOTAGE

108.5 sq.m (1168 sq.ft) approx.



DRIVEWAY PARKING FOR TWO VEHICLES

MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

New World integrated oven, New World integrated hob, Elica extractor, all carpet, curtains, blinds and light fittings, garden shed, electric garage door and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

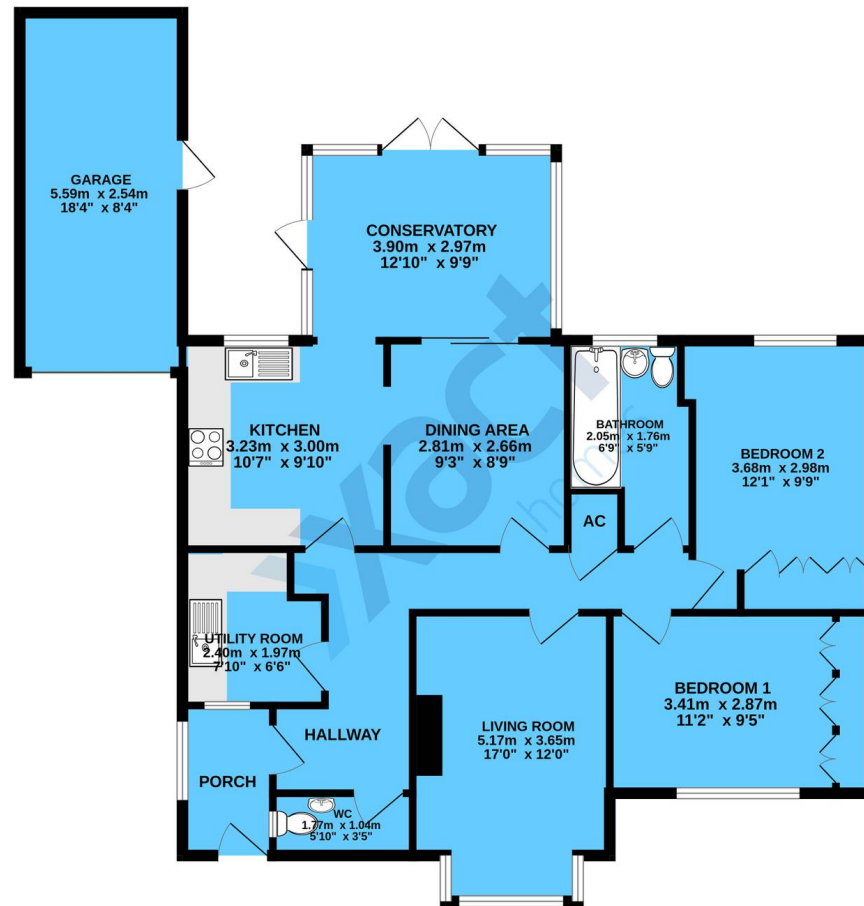
Services - water meter, mains gas, electricity and sewers. Broadband - TalkTalk. Loft space - part boarded with ladder.

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



TOTAL FLOOR AREA: 108.5 sq.m. (1168 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.
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