

HUNTERS[®]

HERE TO GET *you* THERE



Holbeche Road

Knowle, Solihull, B93 9PE

Guide Price £515,000



Council Tax: E



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DESCRIPTION

Approached over a tarmac driveway providing ample parking for two cars with formal lawn to side.

ON THE GROUND FLOOR

Porch Entrance with paved area

Front door leads into Hallway, off which lead

Lounge (front)

19'5" x 10'6" (5.92m x 3.21m)

Having double glazed window to front, feature fireplace surround with marble effect hearth and fitted electric fire, radiator and doors to hallway and dining room.

Dining Room (rear)

14'2" x 7'6" (4.32m x 2.29m)

Having double glazed doors to rear garden and radiator.

Breakfast/Kitchen (rear)

18'9" x 9'4" (5.72m x 2.84m)

Having built-in oven and hob with extractor over, fitted wall and base units and radiator. There is a separate door from the garden into the back of the garage. There is space if someone wanted to add a door from the kitchen to the garage.

ON THE FIRST FLOOR

Landing

Having arch shaped window to side aspect. Useful Airing Cupboard off the landing. Access to loft and leading to:

THREE BEDROOMS AND FAMILY BATHROOM

Bedroom 1 (front)

15'11" x 8'3" (4.85m x 2.51m)

Being a double room and having built-in wardrobe, double glazed window and radiator.

Bedroom 2 (rear)

10'8" x 9'0" (3.25m x 2.74m)

Being a double room and having wash hand basin, double glazed window, built-in wardrobe and radiator.

Bedroom 3 (front)

9'2" x 8'6" (2.80m x 2.60m)

Being a single room and having built-in wardrobe, double glazed window and radiator.

Family Bathroom (rear)

6'6" x 5'11" (1.98m x 1.80m)

Being part-tiled and having suite comprising panelled bath with shower over, wash hand basin, WC and radiator.

OUTSIDE

Tandem Garage

24'1" x 7'10" (7.35m x 2.40m)

Having up-and-over door and power supply. Housing wall mounted gas-fired central heating boiler and water meter. Wall mounted outside tap. Also, Car Port in front of garage.

External Storage Cupboard

Housing the electric and gas meters, also the consumer unit.

Rear Garden

Having patio area, lawned area, planted borders with various shrubs and garden shed.

Tel: 01564 770707

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough Council and is Tax Band E

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral

fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

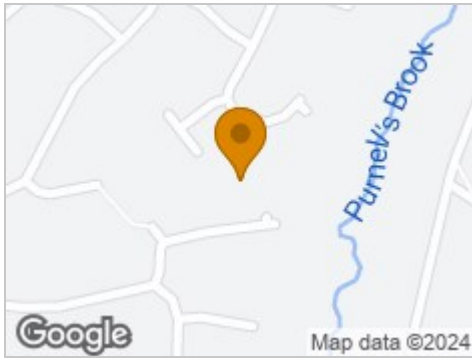
Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



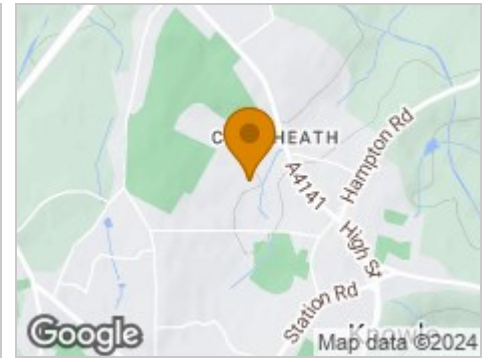
Road Map



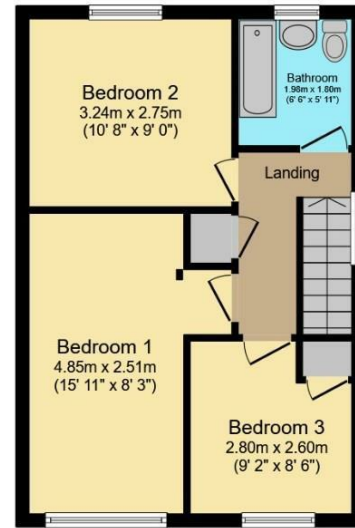
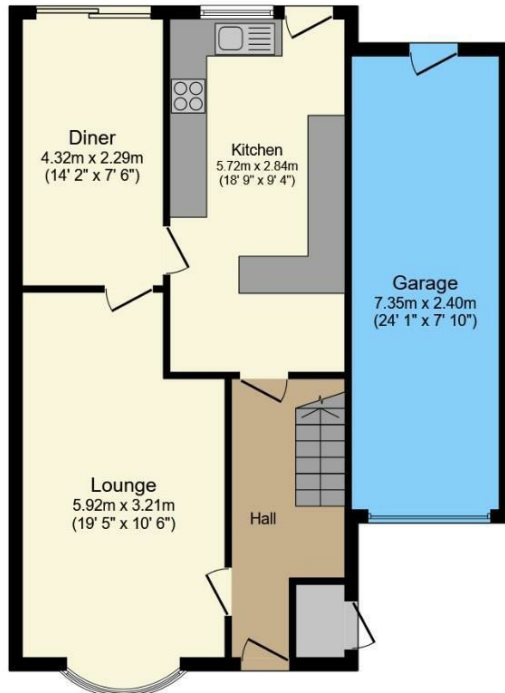
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

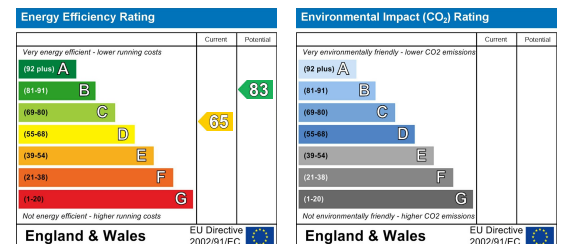
Total floor area 115.1 sq.m. (1,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.