

HUNTERS[®]

HERE TO GET *you* THERE



Hallcroft Way

Knowle, Solihull, B93 9ET

Guide Price £600,000



Council Tax: F



11 Hallcroft Way

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INTRODUCTION

A well-maintained freehold four-bedroomed detached family home located within walking distance of Knowle Village and Arden Academy catchment.

Knowle is well served by excellent local schools and a High Street which is well known for its period and character buildings, inns, restaurants, shops and historic church. Although Knowle village adjoins open greenbelt countryside, Junction 5 of the M42 is within 2 miles and leads to the Midlands motorway network, centres of commerce and culture, the NEC, international airport and railway station.

Solihull town centre is within 3 miles and provides further and more comprehensive facilities, whilst the railway station at the neighbouring village of Dorridge is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Birmingham International railway station is within 5 miles and links Birmingham New Street with London Euston.

DESCRIPTION

Approached over a large pebbled driveway with block paving to the front section, providing ample parking for up to four cars with formal lawn to side. This well-maintained freehold four-bedroomed detached family home comprises:

ON THE GROUND FLOOR

Front Porch

Front door leads into Front Porch having useful storage cupboard off

Hallway

Door from front porch leads into hallway, having useful storage cupboard off.

Downstairs Cloakroom

Having wash hand basin and low level WC.

Lounge (front)

16'4" x 12'1" (5.00m x 3.70m)

Having full height window to front, fireplace surround with fitted gas fire, door to hallway and door to dining room

Separate Dining Room (rear)

18'1" x 9'10" (5.51m x 3.00m)

Having door and full height window to rear garden, door to hallway, kitchen and rear garden

Fitted Breakfast Kitchen (rear)

14'1" x 9'10" (4.30m x 3.00m)

Having full range of wall and base units including sink unit, built-in gas hob with extractor above and electric double oven. Doors to hallway, dining room and garage.

ON THE FIRST FLOOR

Landing

Stairs from the Hallway lead upstairs to the Landing having useful Storage Cupboard. Leading off the landing are: Four Bedrooms and Family Bathroom

Bedroom 1 (front)

14'1" x 12'1" (4.30m x 3.70m)

Having two sets of built-in wardrobes and window to overlooking front garden.

Bedroom 2 (rear)

13'1" x 11'2" (3.99m x 3.40m)

Having window overlooking rear garden.

Bedroom 3 (rear)

11'2" x 6'7" (3.40m x 2.01m)

Having window overlooking rear garden.

Bedroom 4 (front)

9'2" x 7'3" (2.79m x 2.21m)

Having window overlooking front garden.

Family Bathroom

7'7" x 5'11" (2.31m x 1.80m)

Having panelled bath, wash hand basin and WC. Window to side.

Tel: 01564 770707

OUTSIDE

Double Length Tandem Garage

28'10" x 8'6" (8.80m x 2.60m)

Having up-and-over door to front, door to rear garden and door to kitchen.

Private Rear Garden

Having paved terrace and lawn.

GENERAL INFORMATION

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 of Solihull and is Tax Band F.

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

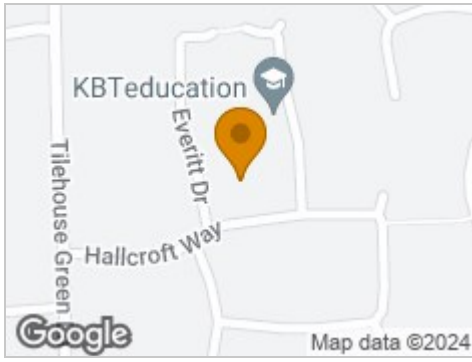
Only those items mentioned in these sales particulars will be included in the sale of the property.

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.



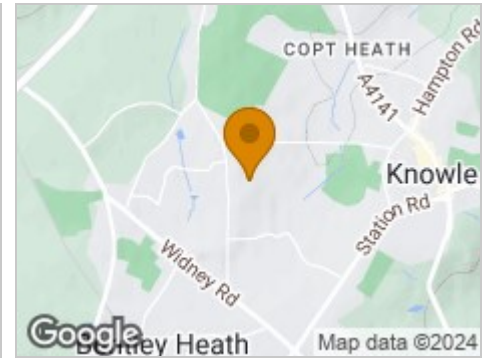
Road Map



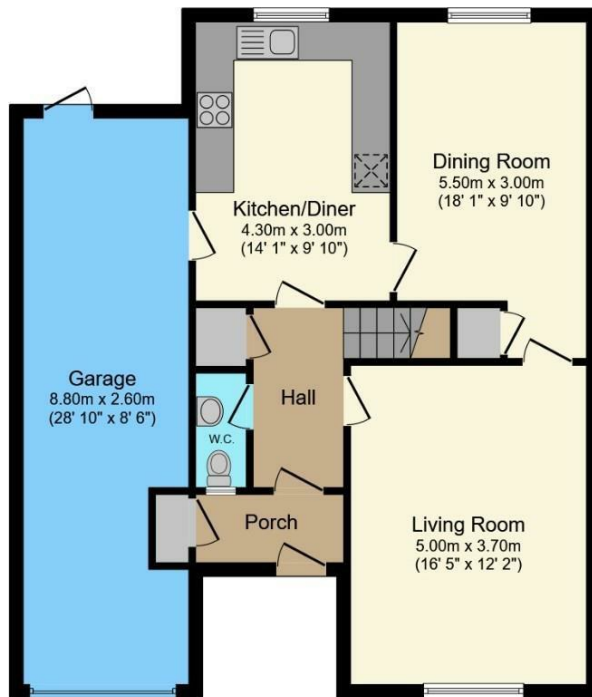
Hybrid Map



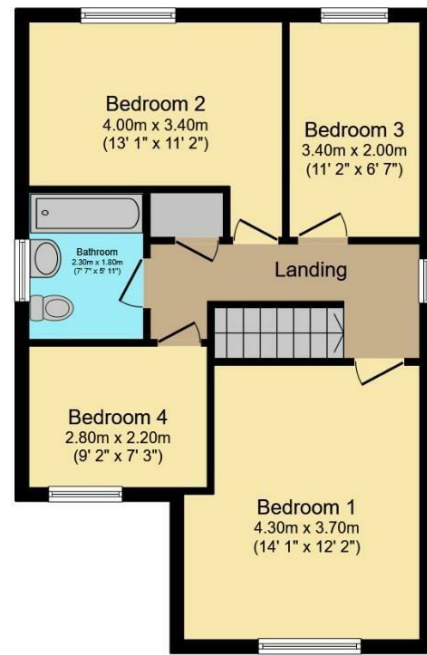
Terrain Map



Floor Plan



Ground Floor



First Floor

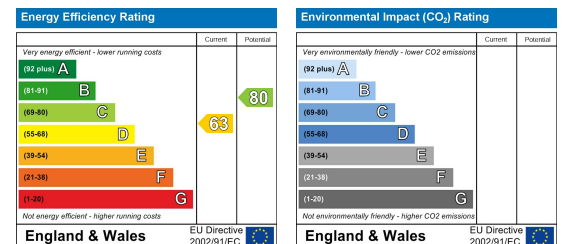
Total floor area 136.1 m² (1,465 sq.ft.) approx

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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