

# HUNTERS<sup>®</sup>

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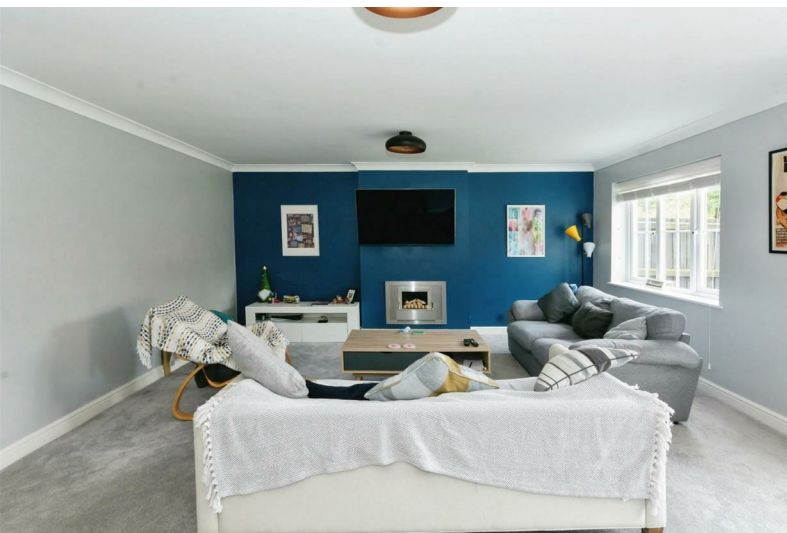
## Tilehouse Green Lane

Knowle, Solihull, B93 9EJ

Guide Price £625,000



Council Tax: F



# 200 Tilehouse Green Lane

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## BRIEF DESCRIPTION

An Exceptional Three-storey Mid-Terrace Family Home which is situated in Knowle close to local amenities, including Arden Academy. The property is beautifully presented throughout and briefly comprises: Hallway, Breakfast Kitchen, Spacious Lounge/Dining Room with French doors leading to the rear garden, and Downstairs WC. On the First Floor there are 3 Double bedrooms (one with an en-suite) and the Family Bathroom. On the second/top floor there is a Master Bedroom with En-suite. The property also has a Single En-Bloc Garage in a private gated area together with 2 allocated parking spaces.

## ON THE GROUND FLOOR

Approached over a paved pathway with slate areas to either side incorporating plants, the front door leads to the

### HALLWAY

Having central heating radiator, wall-mounted consumer unit. useful under stairs Storage Cupboard off.

### DOWNSTAIRS WC

Having UPVC double glazed window and central heating radiator. Also, floating vanity unit with inset sink having mixer tap over, dual flush WC.

### LIVING ROOM (rear)

18'0" x 16'4" (5.50m x 5.00m)

Having UPVC French doors leading to the rear garden, also a further big window overlooking the garden, inset fire on the wall and central heating radiator.

### KITCHEN/DINER (front)

16'4",0'0" x 9'10" (5,00m x 3.00m )

Having range of fitted wall and base units, incorporating sink with mixer tap. Also electric double oven, electric hob with extractor above, space for fridge/freezer and washing machine. Space for table and chairs. Also, double glazed window, central heating radiator and wall-mounted central heating boiler.

## ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing having two storage cupboards. Leading off are:

THREE DOUBLE BEDROOMS (one with En-Suite shower room) AND MAIN FAMILY BATHROOM

### Bedroom 2 (front)

14'1" x 11'1" (4.30m x 3.40m )

Having UPVC double glazed window to front, central heating radiator and door to En suite.

### En-Suite Shower Room

Having complimentary suite comprising double shower cubicle with side screen, vanity unit with inset wash hand basin and cupboards below and dual flush WC. Also, heated wall mounted towel rail.

### Bedroom 3 (rear)

15'5" x 11'1" (4.70m x 3.40m )

Having UPVC double glazed window to rear and central heating radiator.

### Bedroom 4 (rear)

11'5" x 7'10" (3.50m x 2.40m )

Having UPVC double glazed window to rear, cupboard and central heating radiator.

### MAIN FAMILY BATHROOM (front)

6'6" x 6'6" (2.00m x 2.00m )

Having complimentary suite comprising panelled bath with shower fitting above and side screen, vanity wash basin with cupboards below, and dual flush WC. Also, heated wall mounted towel rail.

## ON THE SECOND / TOP FLOOR

Stairs from the first floor leading lead up to the second floor/top floor landing, off which lead:

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

#### Master Bedroom

24'7" x 14'5" (7.50m x 4.40m )

Having UPVC double glazed window to rear, two Velux windows to front, central heating radiator, door to wardrobe and cupboard to eves.

Tel: 01564 770707

### En-Suite Shower Room

Having complimentary suite comprising shower cubicle with side screen, wash hand basin set in vanity unit with cupboards below and dual flush WC. Also, heated wall mounted towel rail.

### OUTSIDE

#### REAR GARDEN

Accessed from the Lounge French doors - having paved patio area, artificial Astro Turf areas and central paved pathway leading to gated access to rear parking area and garage.

#### SINGLE EN-BLOC GARAGE

Situated at the rear of the property there is a private gated area where the single en-bloc garage is located together with two allocated parking spaces.

### 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

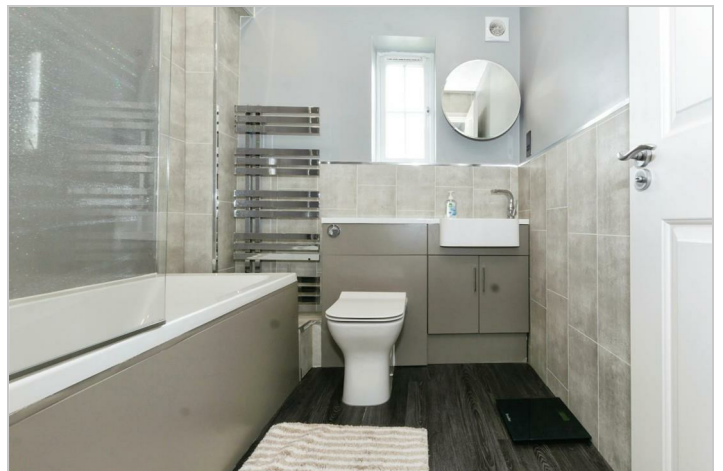
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

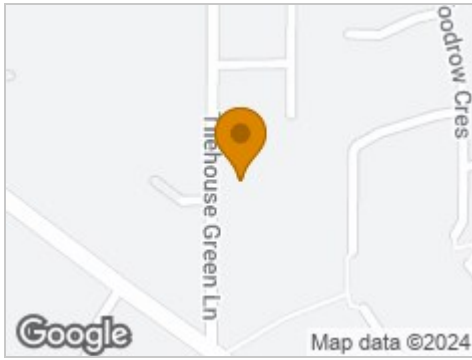
Only those items mentioned in these sales particulars will be included in the sale of the property.

### 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.



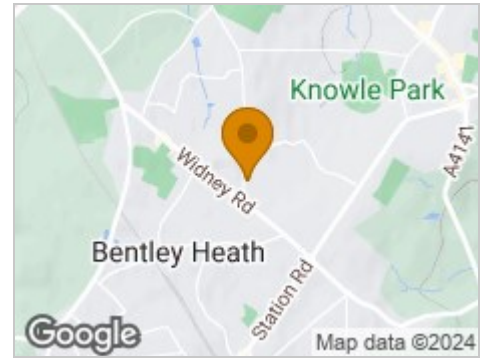
## Road Map



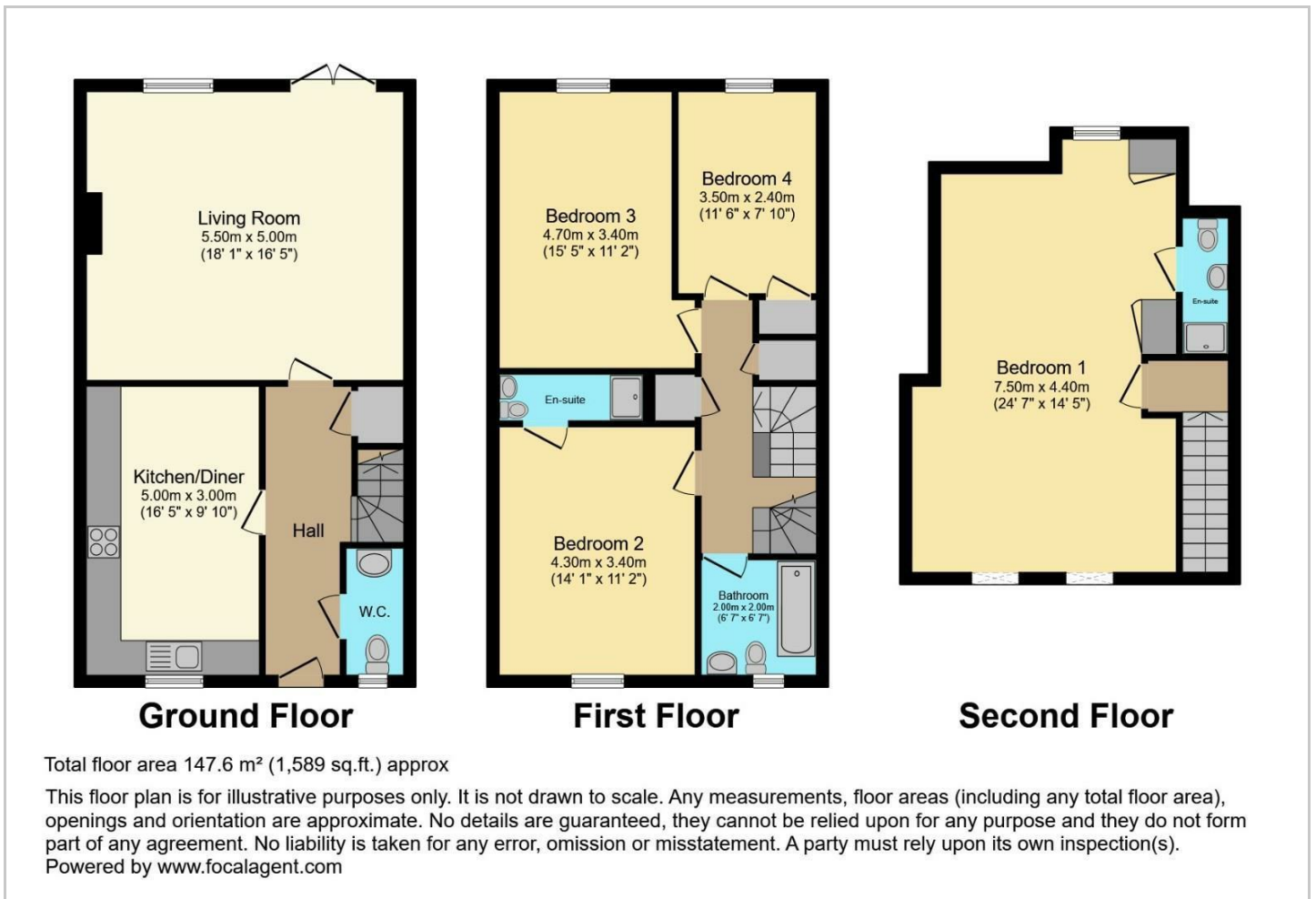
## Hybrid Map



## Terrain Map



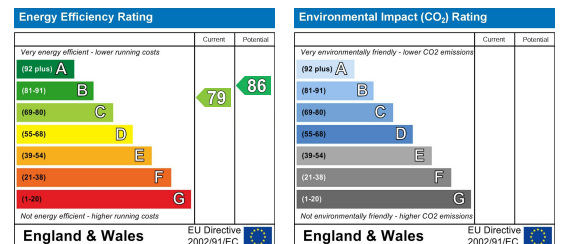
## Floor Plan



## 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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