

HUNTERS[®]

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Westerham Close

Knowle, Solihull, B93 9BU

Offers In The Region Of £730,000



Council Tax:



8 Westerham Close

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PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

DESCRIPTION

The property is approached over a paved in-and-out driveway.

ON THE GROUND FLOOR

ENCLOSED PORCH

Having glazed front door and side screens and door leading into the

HALLWAY

Having wood effect flooring and stairs to first floor landing.

DOWNSTAIRS CLOAKROOM

Having opaque window to front aspect, central heating radiator, inset washing hand basin with cupboard below and WC.

LIVING ROOM (rear)

20'11" x 10'9" (6.40m x 3.30m)

Having wood effect flooring, double glazed French doors opening onto the garden, additional large window overlooking the garden, central heating radiator and further French internal doors with glazed side panels leading to the Dining Room.

DINING ROOM (front)

13'1" x 11'9" (4.00m x 3.60m)

Having wood effect flooring, central heating radiator, double glazed bay window to front and French doors with glazed panels leading to the Living Room.

STUDY / 5TH BEDROOM (front)

13'1" x 7'2" (4.00m x 2.20m)

Having double glazed window to front aspect, central heating radiator and wood effect flooring.

FITTED KITCHEN (rear)

13'1" x 9'10" (4.00m x 3.00m)

Having double glazed window to rear aspect and tiled floor. Range of fitted wall and base units having fitted work surfaces incorporating a stainless steel one-and-a-half bowl sink with mixer tap. Also, Bosch double oven and five ring gas hob with extractor fan over. Door leading to the Utility.

UTILITY (rear)

7'10" x 7'6" (2.40m x 2.30m)

Having double glazed window to rear aspect, double glazed door to side aspect and central heating radiator. Range of fitted wall and base units incorporating stainless steel sink unit with drainer. Loft hatch allowing access to the gas central heating boiler. Also, courtesy door to garage.

ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing - having double glazed window to front aspect, central heating radiator and doors leading to:

PRINCIPLE BEDROOM 1 WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY BATHROOM

PRINCIPLE BEDROOM 1 (front)

12'1" x 10'9" (3.70m x 3.30m)

Having double glazed window to front aspect, central heating radiator, built-in wardrobe, built-in vanity cupboard and door to En Suite.

EN SUITE SHOWER ROOM (rear)

9'10" x 6'6" (3.00m x 2.00m)

Having wood effect tiling to the floor, complimentary wall tiles, double glazed window to rear aspect, shower cubicle, inset vanity wash band basin with storage below and WC.

BEDROOM 2 (rear)

12'1" x 9'10" (3.70m x 3.00m)

Having double glazed window to front aspect, double built-in wardrobes and central heating radiator.

BEDROOM 3 (front)

11'9" x 9'2" (3.60m x 2.80m)

Having double glazed window to front, double built-in wardrobe and central heating radiator.

Tel: 01564 770707

BEDROOM 4 (front)

8'6" x 7'6" (2.60m x 2.30m)

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

FAMILY BATHROOM (rear)

7'2" x 7'2" (2.20m x 2.20m)

Having panelled bath with shower over, inset vanity basin with storage unit below and WC. Also, double glazed opaque window to rear aspect, heated towel rail, wood effect tiled floor and complimentary tiling to walls. Also, Airing Cupboard housing hot water tank.

OUTSIDE

INTEGRAL GARAGE

11'9" x 8'6" (3.60m x 2.60m)

Having roller shutter door to front, double glazed window to side aspect, light and power.

SOUTH WEST FACING REAR GARDEN

Having paved patio area with steps up to lawned area with further patio and summer house. The garden is enclosed by shrubs and hedges. Side gated access to the front.

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.



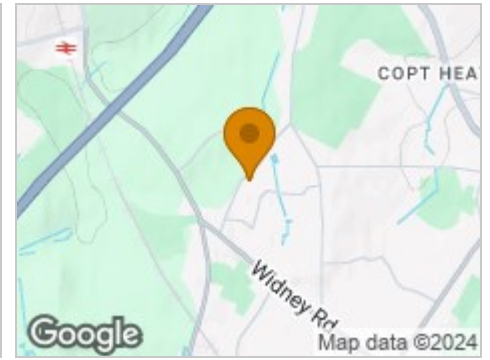
Road Map



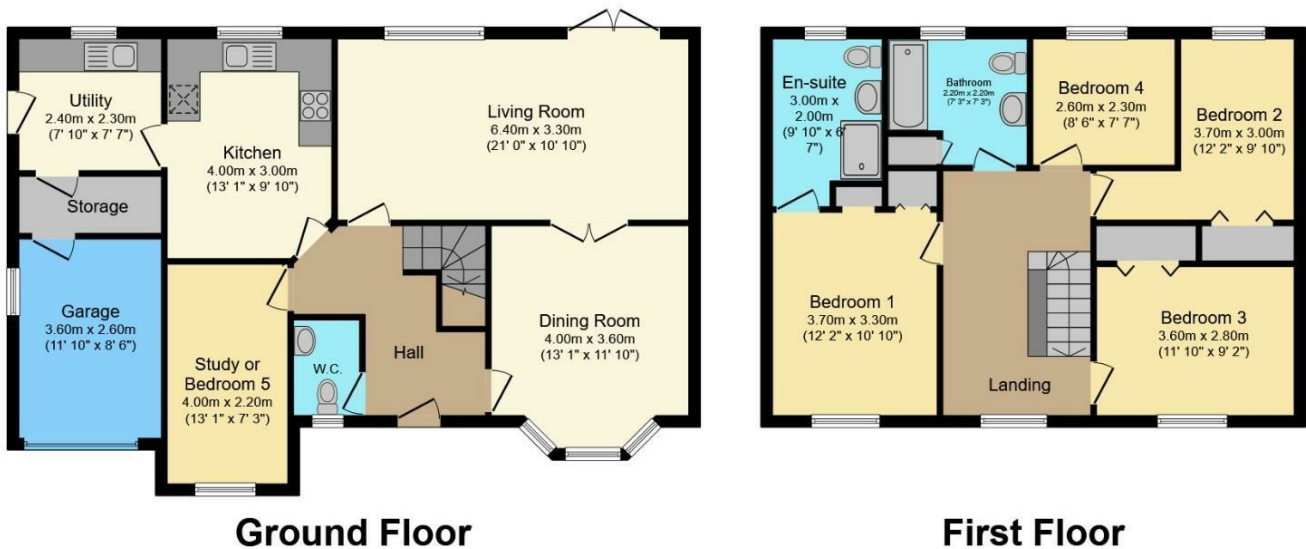
Hybrid Map



Terrain Map



Floor Plan



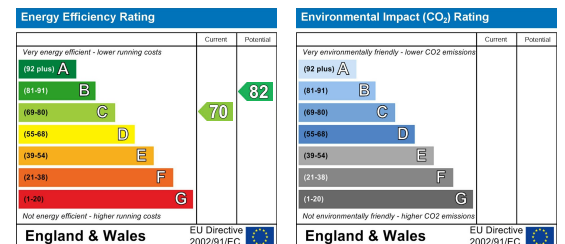
Total floor area 153.7 m² (1,654 sq.ft.) approx

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.