

# HUNTERS<sup>®</sup>

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## Hallcroft Way

Knowle, Solihull, B93 9ET

Offers Over £680,000



Council Tax: E



# 10 Hallcroft Way

Knowle, Solihull, B93 9ET

Offers Over £680,000



## DESCRIPTION

A two story four-bedroomed detached property with tandem garage and parking within Knowle and ideally located for local schools and amenities including Knowle Park.

Our Vendors comments: "We bought the property and have loved our time here, with its the south facing garden at the rear and the open aspect to the front - we didn't feel too close to the properties across the road. Although we have loved our time here, we are now in need of further space".

The house is approached over a block paved driveway with ample parking, a side pathway to a gated access to the rear garden. The front entrance is accessed by:

## ENCLOSED PORCH

The UPVC double glazed door and side windows opens onto the Enclosed Porch, having tiled floor, the front door leads to

## HALLWAY

Having a door to downstairs cloakroom, Stair rises to the first floor, central heating radiator, ceiling light point, Storage Cupboard under the stairs and wood effect laminate flooring which continues through the ground floor accommodation.

## CLOAKROOM

A two piece suite with low level WC and wash hand basin.

## LOUNGE (front)

16'4" x 11'9" (5.00m x 3.60m)

Having a feature fireplace surround and attractive electric fire with glass coals, a UPVC bow window with decorative leaded panes to the front aspect, two central heating radiators, inset ceiling lights and two wall light points.

## DINING ROOM (rear)

11'5" 9'10" (3.50m 3.00m)

Having central heating radiator, ceiling light point, door to kitchen and hardwood French doors through to the Conservatory.

## CONSERVATORY (rear)

12'9" 11'1" (3.90m 3.40m)

Having central heating radiator, UPVC double doors opening onto the rear garden, UPVC windows to sides and ceiling light with fan.

## BREAKFAST/KITCHEN (rear)

15'1" x 9'10" (4.60m x 3.00)

A substantial kitchen with room for a breakfast table and chairs, there is a range of matching wall and base units, stainless steel sink unit with tap, gas "New World New Home" hob and oven with extractor over, plumbing and space for dishwasher, central heating radiator, ceiling lights, ceiling hung light over table and courtesy door to Garage.

## FIRST FLOOR LANDING

From the staircase the spacious landing has access to loft, UPVC opaque window to side aspect, and doors off to four bedrooms and a family bathroom.

## MASTER BEDROOM (rear)

13'1" x 11'1" (4.00m x 3.40m)

The main bedroom has a range of fitted Hammonds wardrobes including matching bonnet cupboards over the bed, and matching bedside drawers with display alcoves over. There is also a matching corner dressing table with drawers, central heating radiator, ceiling light with fan, and a UPVC window overlooking the rear garden.

## BEDROOM 2 (front)

10'9" x 9'10" (3.30m x 3.00m)

Being a double sized bedroom, having a range of fitted wardrobes with dressing table. Also, central heating radiator, ceiling light, and UPVC window to front aspect

## BEDROOM 3 (front)

9'10" x 7'2" (3.00m x 2.20m)

Being a double sized bedroom, having double central heating radiator, ceiling light with fan, and a UPVC window to the front aspect.

## BEDROOM 4 (rear)

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

Having central heating radiator, ceiling light with fan, and a UPVC window to the rear aspect overlooking the rear garden.

## FAMILY BATHROOM (side)

9'10" x 5'2" (3.00m x 1.60m)

The family bathroom has a four piece suite incorporating a panelled bath, corner shower unit, wash hand basin and WC. There is a UPVC opaque window to the side aspect.

## TANDEM GARAGE

28'6" x 8'10" (8.70m x 2.70m)

Having up-and-over door to front, courtesy door at rear to garden, wall mounted Worcester central heating combi boiler, space and

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plumbing for washing machine and tumble dryer and useful shelving. Also housed in the garage are the wall mounted meters. This double length garage is currently used as half garage and half utility area.

### **SOUTH FACING REAR GARDEN**

There is a block paved patio area from the conservatory which runs under an attractive arbour with climbing plants, which leads to the courtesy door opening into the garage and the gate to front of the property. There is a formal lawn with borders and mature planting all enclosed with panel fencing. The mature trees at rear of the garden screen the garden for privacy.

### **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 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



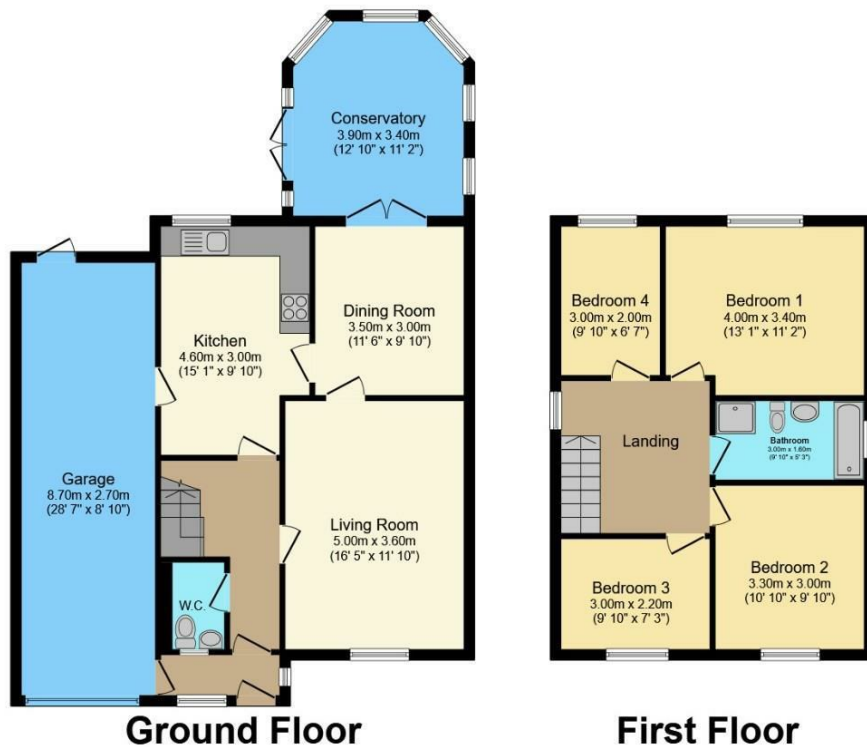
## Hybrid Map



## Terrain Map



## Floor Plan



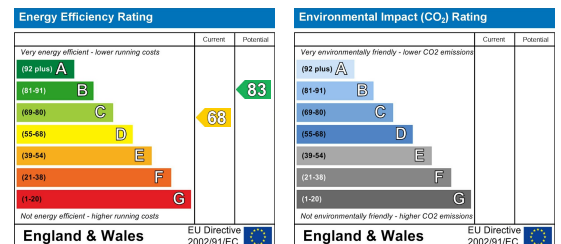
Total floor area 143.7 m<sup>2</sup> (1,547 sq.ft.) approx

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.