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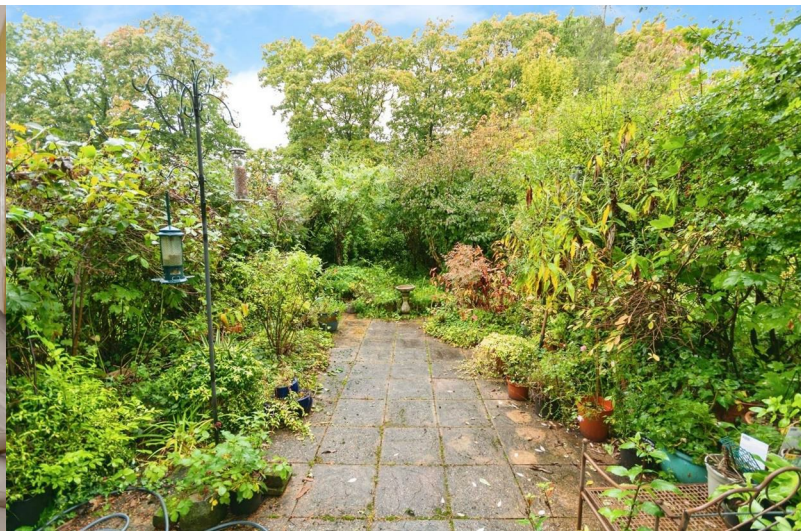
Warwick Road

Knowle, Solihull, B93 9LQ

Guide Price £350,000



Council Tax: E



1306 Warwick Road

Knowle, Solihull, B93 9LQ

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LOCATION

Knowle is a conveniently located and is a 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. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy. Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy reach for the commuter.

DESCRIPTION

The property is approached over a block paved driveway providing parking for two vehicles, there is mature hedging to both boundaries and gives access to the front door .

ON THE GROUND FLOOR

HALLWAY

The hallway has stair rise to landing and the first floor accommodation. There is a central heating radiator, ceiling light point and part-glazed door to:

LOUNGE (front)

15'8" x 14'9" (4.80m x 4.50m)

Having a chimney breast with inset gas fire with alcoves to either side and decorative wall light There is also a ceiling light point, dado rail to walls, UPVC double glazed window to front aspect, two central heating radiators. An archway to alcove storage being cleverly utilised as a book case.

Archway through to

DINING ROOM

18'4" x 8'10" (5.60m x 2.70m)

Having red brick fireplace with inset coal fire, alcoves to either side, dado rail to walls, central heating radiator, ceiling light point and door to kitchen and a patio door to conservatory

KITCHEN (rear)

12'1" x 7'10" (3.70m x 2.40m)

Having a range of wall and base units with work surfaces over, inset oven and halogen hob. Also complimentary tiling to walls and ceramic

tiles to floor, ceiling light point, space for fridge and washing machine, central heating radiator and archway overlooking the Conservatory.

Archway to

REAR LOBBY

Giving access via back door to the Garden and door to :

DOWNSTAIRS CLOAKROOM

Having two-piece suite comprising vanity basin and low level WC, UPVC double glazed opaque window to rear aspect and ceramic tiled floor.

CONSERVATORY (rear)

12'5" x 8'10" (3.80m x 2.70m)

Having sliding UPVC patio doors from the dining room and a further patio door to the to garden, central heating radiator and wall light point.

ON THE FIRST FLOOR

LANDING

Stairs from the Hallway lead up to the Landing having ceiling light point and access to the Loft which is partially boarded and has electric light. Doors off to:

BEDROOM 1 (front)

15'1" x 12'5" (4.60m x 3.80m)

Having range of fitted wardrobes with overhead boxes and dressing table. Also, further wardrobe and cupboard, UPVC double glazed window, ceiling light point, central heating radiator and archway to further storage area.

BEDROOM 2 (rear)

12'1" x 8'6" (3.70m x 2.60m)

Having fitted wardrobe with glass fronted sliding doors, dressing table unit, central heating radiator, UPVC double glazed window to the rear access and ceiling light point.

BATHROOM

8'10" x 8'10" (2.70m x 2.70m)

Having four-piece suite comprising of shower cubicle with wall mounted shower, corner bath with taps over, vanity basin with cupboards below, and WC. There is also a UPVC double glazed window to rear, central heating radiator and complimentary tiling to walls and floor.

Door to AIRING CUPBOARD housing the gas-fired combi central heating boiler .

Tel: 01564 770707

OUTSIDE

LONG REAR GARDEN

The south westerly facing garden benefits from paved patio area with steps to a lower garden which is mainly slabbed, two timber garden sheds, side gated access giving right of way to the front of the properties, mature planting and hedges to all boundaries. The garden backs onto Copt Heath Golf Course.

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



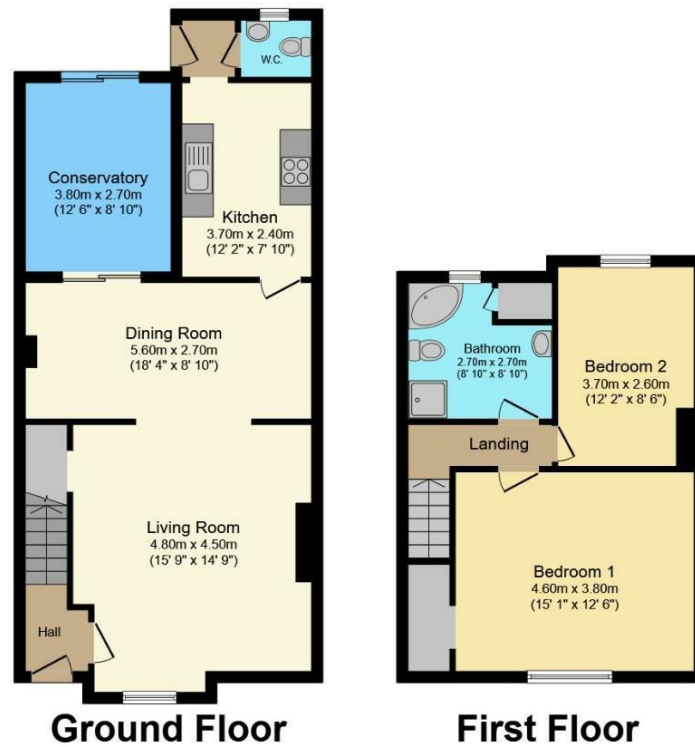
Hybrid Map



Terrain Map



Floor Plan



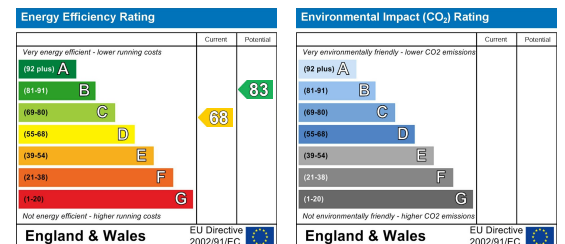
Total floor area 105.9 m² (1,140 sq.ft.) approx

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.