

HUNTERS[®]

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Whiteslade Close

Knowle, Solihull, B93 9PD

Guide Price £865,000



Council Tax: F



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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 access from Knowle village.

DESCRIPTION

Located at the head of a quiet cul-de-sac this attractive detached property backs onto Copt Heath Golf Course and offers excellent family accommodation. This property has approved planning permission for a two-storey extension and is offered to the market with NO UPWARD CHAIN.

Approached over a block paved driveway with gravel area to the side, step leads to front door with glazed side screens opening to

ON THE GROUND FLOOR

HALLWAY

Having central heating radiator and wood effect laminate flooring.

CLOAKROOM

Having wash hand basin, low level WC, heated chrome towel rail and tiled flooring.

LOUNGE (front)

18'4" x 11'5" (5.60m x 3.50m)

Having attractive fireplace surround with wooden beam mantle, two central heating radiators and double doors leading to the

KITCHEN / DINING / LIVING ROOM (rear)

25'11" x 10'5" & 14'5" x 11'9" (7.90m x 3.20m & 4.40m x 3.60m)

Being an L-shaped area comprising: KITCHEN AREA - having range of matching wall and base Second Nature units from Cucina Kitchens in complimentary taupe and white and black granite worktops incorporating stainless steel sink unit. Also central heating radiator and window overlooking the rear garden. DINING AREA - having further range of wall and base units with black granite worktops, central heating radiator and double doors to Lounge. LIVING AREA - having wall mounted central heating radiator, two Velux windows to ceiling and double French doors to the rear garden.

FIRST STUDY (side)

10'5" x 6'6" (3.20m x 2.00m)

Having central heating radiator and also housing the Worcester gas-fired central heating boiler.

INNER HALL

Leading off the Main Hallway - having cloaks cupboard and central heating radiator and wood effect laminate flooring. Leading off is

SECOND STUDY (front)

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

Having window to front.

LAUNDRY/UTILITY (rear)

8'6" x 6'6" (2.60m x 2.00m)

Having stainless steel sink unit with drainer and cupboard below, space and plumbing for washing machine and tumble dryer, two useful built-in cupboards plus large larder unit and door leading to rear garden.

STORAGE AREA (front)

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

Door from the Laundry opens to more storage area with wall cupboards. This area was originally part of the garage - and has metal roll-up door to front driveway.

ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing off which lead:

FOUR BEDROOMS, TWO SHOWER ROOMS AND AIRING CUPBOARD.

BEDROOM 1 (front)

13'9" x 11'9" (4.20m x 3.60m)

Having central heating radiator

BEDROOM 2 (front)

13'9" x 10'5" (4.20m x 3.20m)

Having mirror fronted built-in wardrobe and central heating radiator.

BEDROOM 3 (rear)

10'9" x 8'2" (3.30m x 2.50m)

Having central heating radiator.

BEDROOM 4 (rear)

11'1" x 7'6" (3.40m x 2.30m)

Having central heating radiator.

FIRST SHOWER ROOM (rear)

8'2" x 6'6" (2.50m x 2.00m)

Having shower cubicle with screen surround, vanity unit with wash hand basin and WC. Also heated towel rail.

SECOND SHOWER ROOM (side)

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

Having large shower cubicle with overhead shower and side screens, vanity wash band basin with cupboard below and mirror fronted cabinet above and low level WC. Also, chrome heated towel rail and large wall mounted cabinet.

AIRING CUPBOARD

Housing the hot water cylinder and shelving.

OUTSIDE

There is an electric car charging point to the side of the property.

REAR GARDEN

Having paved terrace and pathway with gravel area and lawned area, well stocked flower bed, WORKSHOP plus GARDEN SHED and side access to front of property to both sides of the property. Also - Right of Way access from the back garden to the pathway around Copt Heath Golf Course. In addition - GARDEN CABIN/BAR/PARTY ROOM - having bar area, shelving, power and lights. Plus - outdoor GAZEBO/GYM area.

GENERAL INFORMATION

APPROVED PLANNING PERMISSION

The property has approved planning permission for a two-storey extension.

ALARM

The property has house alarm with alarm sensors to all rooms - all serviced every 12 months.

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.



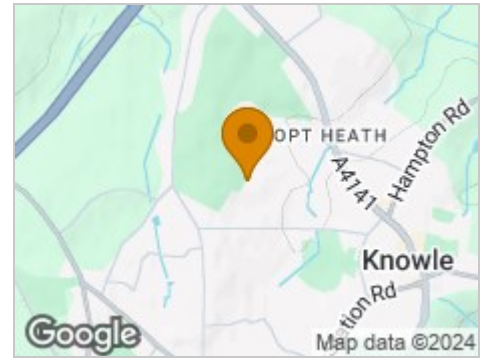
Road Map



Hybrid Map



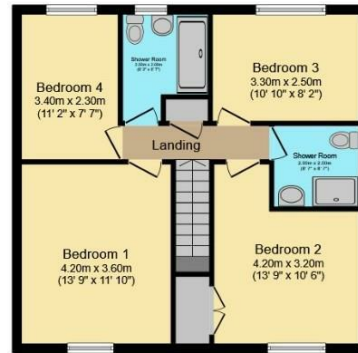
Terrain Map



Floor Plan



Ground Floor



First Floor

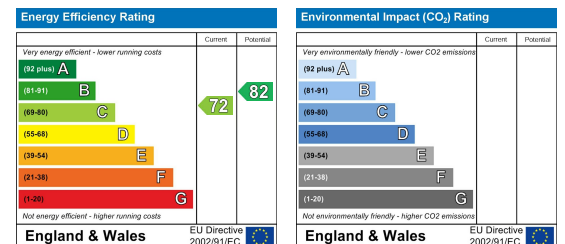
Total floor area 161.1 m² (1,734 sq.ft.) approx

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.