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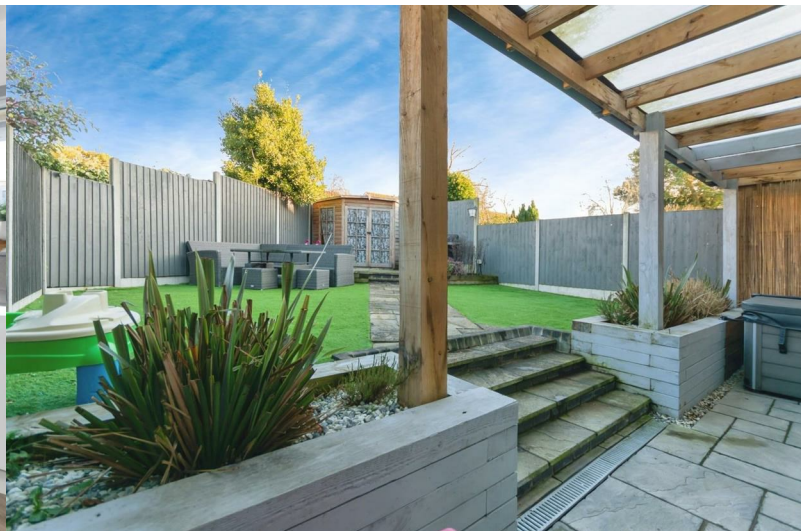
Stourton Close

Knowle, Solihull, B93 9NP

Offers Over £600,000



Council Tax: D



3 Stourton Close

Knowle, Solihull, B93 9NP

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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.

FULL DESCRIPTION

Approached over a tarmac driveway, the front door leads to:

ON THE GROUND FLOOR

Entrance Hall

Inset ceiling lights to ceiling, wall mounted radiator and decorative cover, LVT (Luxury Vinyl Tile) flooring in grey which flows through the ground floor and stair rise to the first floor landing and door to:

Living Room 1 (front)

16'7" x 8'11" (5.07m x 2.74m)

The lounge has two ceiling light points, UPVC double glazed window to the front aspect, a wall mounted radiator and a feature fire surround in white with matching hearth, tiled to back and having an electric fire in the style of a Log burner.

Living Room 2 (front)

16'1" x 7'10" (4.92m x 2.40m)

A further reception room with double glazed window to the front aspect, wall mounted radiator, a full height wood effect TV media storage unit with an inset fitted electric fire. There is LVT flooring which flows through to the Kitchen breakfast room with dining area.

Kitchen/Dining room (rear)

19'5" x 15'5" (5.94m x 4.72m)

This is a multi functional room which has a range of full height cupboards, a integral Neff microwave oven, a fan assisted Neff oven with a warming drawer below, there are complimentary gloss white base units incorporating drawers and cupboards. There is a stainless steel sink with a mixer tap and hot water tap above. There is also an integrated wind cooler, dishwasher, Liebherr fridge and freezer. The quartz island has space for breakfast stools and ample space for food preparation and there are also four large soft close drawers offering storage still leaving space for a good size table seating six. French doors open onto the rear garden and there is a further door opening onto the:

Utility Room

6'11" x 5'4" (2.11m x 1.65m)

Having a quartz work surface, space for washing machine and tumble dryer. There are wall mounted cabinets for storage and a hanging rail and a wall mounted radiator. Bifold doors off to:

Cloakroom

There is part tiling to walls, a close coupled WC and a matching guest wash hand basin with storage cupboard below and LVT Flooring

Study/Office (rear)

8'11" x 5'4" (2.74m x 1.65m)

There is a double glazed window to the rear aspect, a useful storage cupboard, two computer desks with drawers,

ON THE FIRST FLOOR

Landing

Staircase leads up from the Hallway to the first floor landing - having inset lights to ceiling, access to a boarded loft, which houses the Baxi combination boiler (approx 3 years old). Also, mirror door to Airing Cupboard with shelving and further doors to all bedrooms.

Master Bedroom (front)

10'0" x 9'9" (3.06m x 2.99m)

Ceiling light point, door to en-suite, UPVC double glazed window to front aspect. There is also a door with stairs up to two dressing areas.

Dressing Room One

12'11" x 11'2" (3.94m x 3.41m)

The dressing room has a Velux window to roof, ceiling light point and radiator. There is ample storage including hanging space, drawers and a dressing table area with mirror.

Dressing Room Two/Walk-in Wardrobe

11'2" x 7'9" (3.41m x 2.37m)

This dressing room has a Velux window to roof, ceiling light point. There is ample storage including hanging space, drawers, radiator and a door to some eaves storage.

En-Suite to Master Bedroom

The en-suite is fully tiled and has a shower cubicle with a wall mounted electric shower, wash hand basin and a WC.

Bedroom Two (rear)

10'10" x 9'9" (3.32m x 2.99m)

Ceiling light point, radiator, UPVC double glazed window to the rear aspect, a range of mirror fronted fitted wardrobes with hanging rails and drawers.

Bedroom Three (front)

12'5" x 7'11" (3.80m x 2.43m)

Ceiling light point, wall mounted radiator, UPVC double glazed window to the front aspect, a mirror fronted fitted wardrobe with hanging space and drawers.

Bedroom Four (front)

12'5" x 3'11" (3.80m x 1.21m)

Having a ceiling light point, radiator, double glazed window to the front aspect and a fitted wardrobe with hanging and drawers.

Bedroom Five (rear)

9'9" x 4'1" (2.99m x 1.25m)

A UPVC double glazed window overlooking the rear aspect, radiator and a fitted wardrobe with hanging and drawer space.

Family Bathroom (rear)

9'9" x 7'8" (2.99m x 2.35m)

There are inset lights to ceiling, UPVC opaque double glazed window to the rear aspect with a three piece suite incorporating a double end bath with a central mixer tap and shower head, a floating wash hand basin with two drawer storage below and WC. There is also a walk in shower with a extra large drench head , a wall mounted illuminated bathroom mirror, wall mounted chrome heated towel rail/radiator. The Bathroom is fully tiled to walls and floor.

OUTSIDE

Rear Garden

There is a fully enclosed rear garden with a patio area from the French doors of the kitchen. Steps rise to a central paved pathway with Astro Turf to either side. Further steps lead to a Summer House. There is also a Hot Tub under a covered area over the patio. (The hot tub is included if required).

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 D.

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

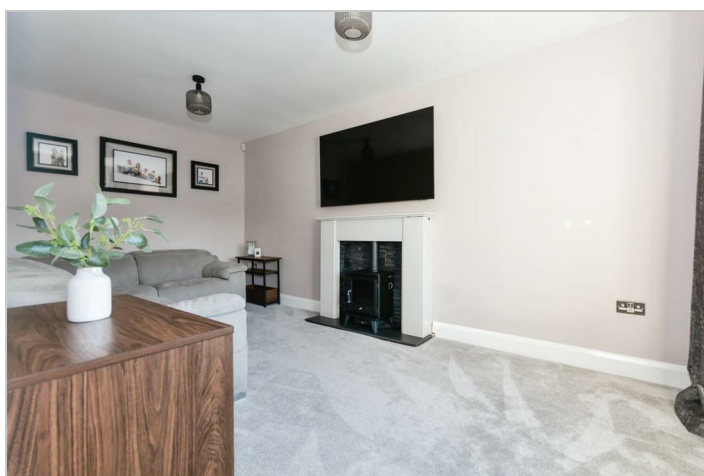
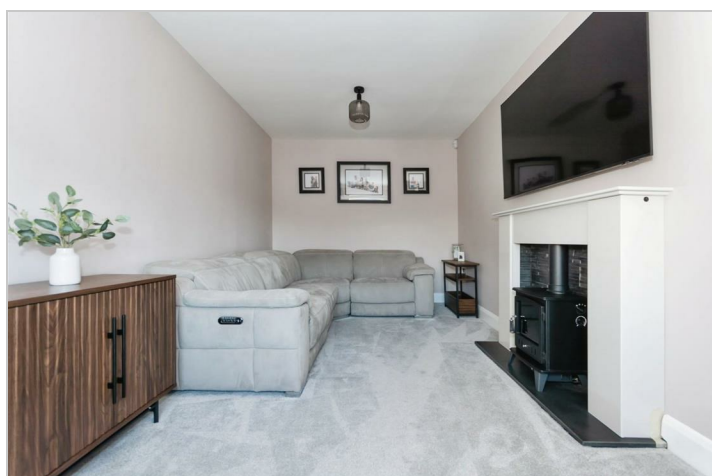
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

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.



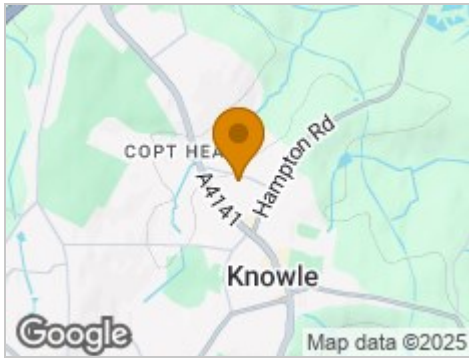
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

Second Floor

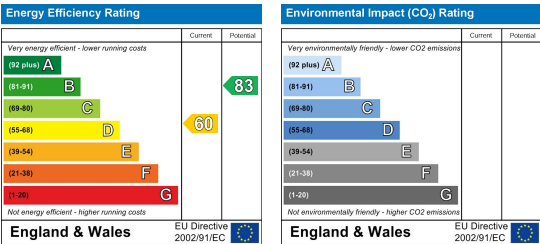
Total floor area 147.4 m² (1,586 sq.ft.) approx

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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