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HERE TO GET *you* THERE



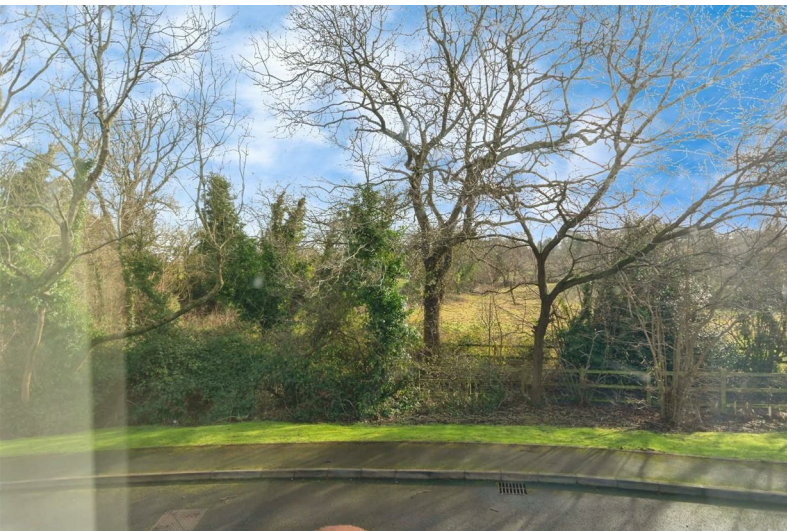
Ken Trueman Grove

Knowle, Solihull, B93 0FF

Offers Over £375,000



Council Tax: C



5 Ken Trueman Grove

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LOCATION

Nestled within a sought-after residential area, this impeccably presented two-bedroom semi-detached property offers an exceptional opportunity for those seeking a comfortable and stylish living environment. Situated within walking distance to the vibrant Dorridge Village and train station, this home benefits from both convenience and tranquillity.

APPROACH

The property is approached over a small foregarden having lawns with central pathway to the front door and enclosed by Laurel shrub hedging. There is parking to the side of the property for two vehicles which offers access via a gate to the rear garden.

ON THE GROUND FLOOR

ENTRANCE HALL

The Hall has a low maintenance flooring which flows through the ground floor of the property and offers underfloor heating. There is a ceiling light point, smoke detector, gas central heating radiator, stair rise to first floor accommodation and gives access to all rooms.

DOWNSTAIRS CLOAKROOM

Having white suite incorporating a close coupled WC and pedestal guest wash hand basin. Also, wall mounted gas central heating radiator, ceiling light point, UPVC double glazed opaque window to the side aspect of the property.

FITTED KITCHEN (front)

Having a range of wall and base cabinets with wood effect laminated work surfaces. There are Electrolux appliances including fan assisted oven and gas hob, brushed steel cooker hood/extractor fan, washer /dryer, dish washer and fridge freezer. There is an Ideal gas central heating combination boiler, inset lights to ceiling, smoke detector, and UPVC double glazed window to the front aspect.

LOUNGE (rear)

The Lounge has UPVC French doors opening onto the rear garden, two ceiling light points, underfloor heating, wall mounted gas central heating radiator and an understairs storage cupboard housing an underfloor heating control, consumer unit and open reach wifi.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Stairs from the Hallway lead up to the first floor landing - having ceiling light point, Loft access hatch and doors off to bathroom and bedrooms.

BEDROOM 1 (rear)

Being a double bedroom with ceiling light point, radiator, double glazed UPVC window to the rear elevation overlooking the garden and a door with access to the en suite shower room.

EN-SUITE SHOWER ROOM

The suite comprises of a shower cubicle with bi-fold doors and wall mounted shower, pedestal wash hand basin and close coupled WC. There is complimentary tiling, ceiling light point, extractor fan and central heating radiator.

BEDROOM 2 (front)

Having double built in wardrobes with hanging and shelving space, central heating radiator, ceiling light point, two UPVC double glazed windows to the front aspect, and useful airing cupboard.

MAIN BATHROOM

Having a three piece bathroom suite in white - incorporating a panelled bath with shower over, pedestal wash hand basin and WC and complimentary tiling. Also, ceiling light point, extractor fan and wall mounted radiator.

OUTSIDE

REAR GARDEN

The garden has a paved patio, pathway and side gated access to the front of house via driveway, there are retaining sleepers to an area laid to lawn and the garden is enclosed by walling and panel fencing. There is also a timber garden shed, outside water tap and wall mounted outside lights either side of the French doors to the house.

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 C.

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



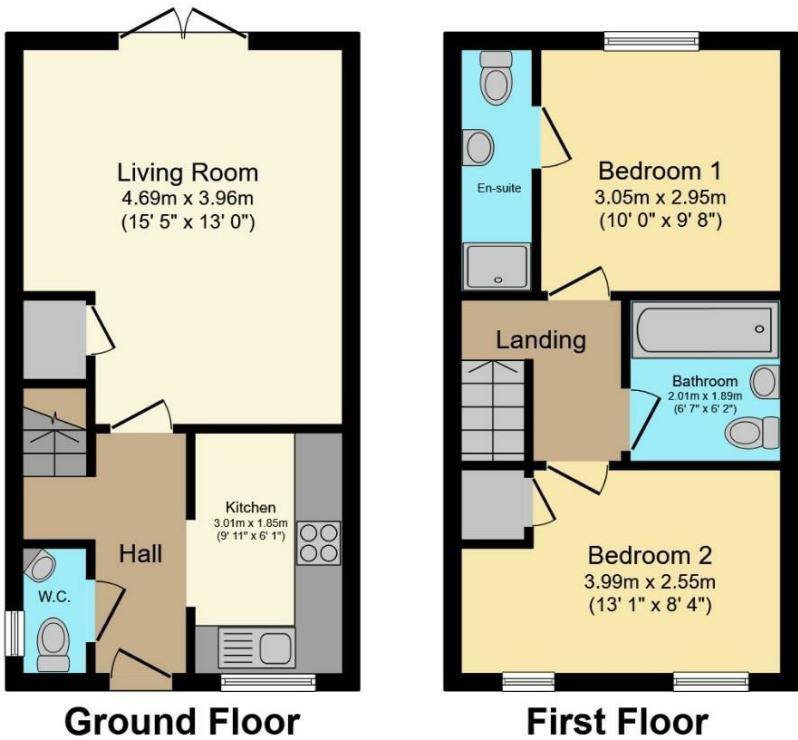
Hybrid Map



Terrain Map



Floor Plan



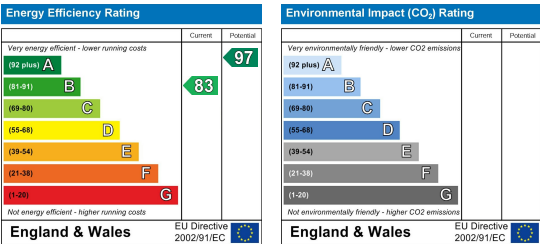
Total floor area 62.4 m² (672 sq.ft.) approx

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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