

# HUNTERS®

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## Wootton Close

Knowle, Solihull, B93 0EJ

Offers Over £400,000



Council Tax: D



# 5 Wootton Close

Knowle, Solihull, B93 0EJ

Offers Over £400,000



## LOCATION

Knowle is a conveniently located and 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

Approached over a paved pathway with tarmacadam driveway to side. Front door leads into

## ON THE GROUND FLOOR

### HALLWAY

Having central heating radiator, window to front and ceiling light point.

### CLOAKROOM (front)

Having pedestal wash hand basin, low level WC, central heating radiator, window to front and ceiling light point.

### LIVING/DINING ROOM (rear)

Having French doors and window overlooking the rear garden, two central heating radiators, two ceiling light points and Useful Storage/Cloaks Cupboard off with hooks.

### FITTED KITCHEN (front)

Range of matching wall and base units with matching

work surfaces, incorporating stainless steel sink unit. Also, Zanussi electric oven, Zanussi gas hob with Zanussi extractor above, built-in fridge/freezer, Zanussi dishwasher and space for washing machine, plus central heating radiator. One of the wall cupboards houses the Baxi central heating boiler.

## ON THE FIRST FLOOR

Stairs from the Hallway lead up to the First Floor Landing having ceiling light point and Useful Cupboard/Wardrobe off, with hanging rail. Also, access to the loft space. Leading off the landing are:

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS & MAIN BATHROOM**

### MASTER BEDROOM (front)

Having central heating radiator, ceiling light point and useful large cupboard/wardrobe with hanging rail.

### EN-SUITE SHOWER ROOM (front)

Having shower cubicle with Mira shower fitting, shower tray and folding door/screen, pedestal wash hand basin and low level WC. Also, central heating radiator, ceiling light point and window to front.

### BEDROOM 2 (rear)

Having central heating radiator, ceiling light point and window to rear.

### BEDROOM 3 (rear)

Having central heating radiator, ceiling light point and window to rear.

### MAIN BATHROOM

Having panelled bath, pedestal wash hand basin, low level WC, central heating radiator and ceiling light point.

## OUTSIDE

Tel: 01564 770707

## REAR GARDEN

Accessed from the French doors in the Lounge/Dining Room - the rear garden is mainly laid to lawn, having paved patio, fencing to all sides, plus side gate access to the side/front of the property.

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. We understand there is charge for the common areas of £417.56 per annum. 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

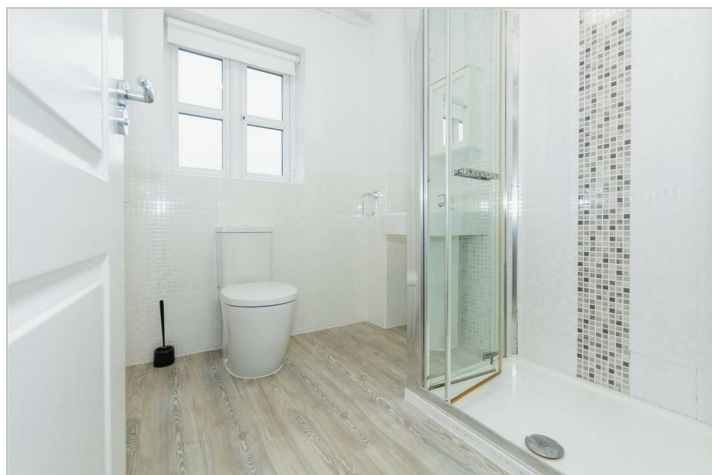
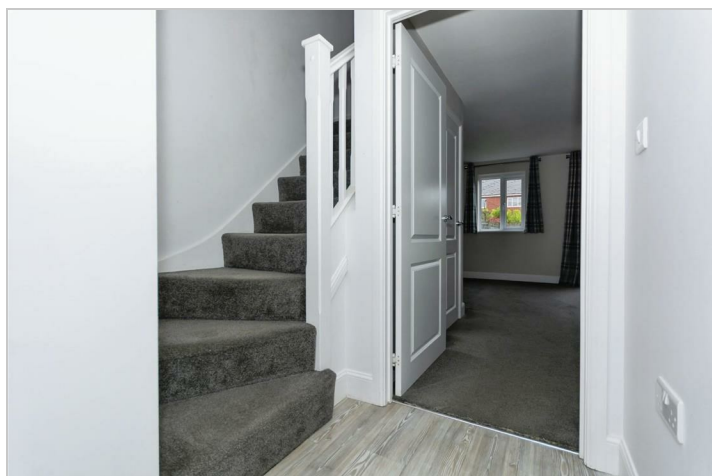
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## 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



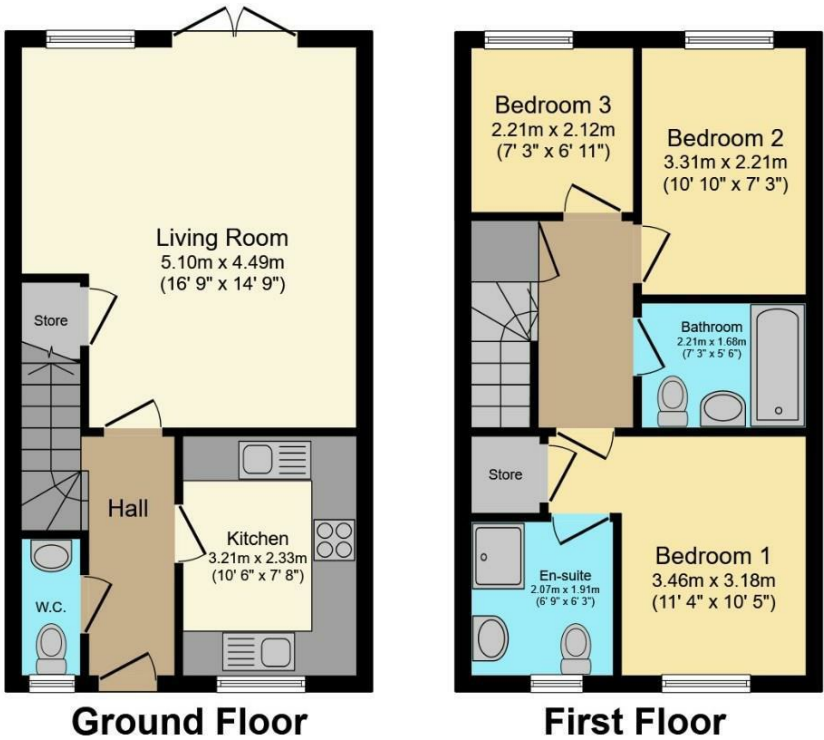
Hybrid Map



Terrain Map



Floor Plan



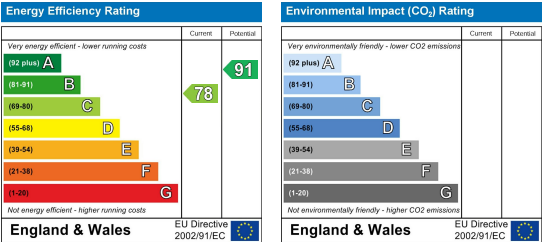
Total floor area 75.5 m<sup>2</sup> (812 sq.ft.) approx

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.