

# HUNTERS®

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## Stockton Close

Knowle, Solihull, B93 0PF

Guide Price £795,000



Council Tax: G



# 1 Stockton Close

Knowle, Solihull, B93 0PF

Guide Price £795,000



## LOCATION

Knowle is a conveniently located and 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. The property is equidistant between Knowle and Dorridge and is within easy walking distance of Dorridge railway station with its 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.

## ON THE GROUND FLOOR

### HALLWAY

Having radiator, two ceiling light points, under stairs storage cupboard, staircase to first floor accommodation and doors off to Dining Room and Kitchen.

### LIVING ROOM (front)

Having double doors from hallway having feature wood fire surround with black lead style grate having decorative slips and hearth. Also, double glazed bay window to front aspect and an double glazed arch window with decorative leaded lights, radiator, coving to ceiling and ceiling and wall light points.

### DINING ROOM (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

### DOWNSTAIRS CLOAKROOM

Having close coupled WC and a guest pedestal wash hand basin, wall mounted mirror with light over. Also, ceiling light point, extractor fan to ceiling, coving to ceiling, dado rail, radiator and part complimentary tiling.

### KITCHEN/BREAKFAST ROOM (rear)

Having double glazed window to rear aspect, a range of oak style wall and base cabinets, roll edge work surfaces over, integrated fridge/freezer, electric fan oven and grill, four-ring gas hob with extractor over. Also, double radiator, wine rack and drawer units, ceramic tiling to floor, complimentary part tiling to walls.

### SNUG (rear)

Having French door leading to garden, double radiator, ceiling light point and coving to ceiling.

## UTILITY

Having sink unit with drainer and mixer tap, roll edge work surfaces with space below for appliances, larger and base cabinets, door to useful storage, ceramic tiling to the floor, radiator, ceiling light point, and wall mounted Worcester combination green star gas-fired central heating boiler. Door to rear garden via side aspect and door leading to garage.

## ON THE FIRST FLOOR

### FIRST FLOOR LANDING

Having two ceiling light points, two UPVc double glazed windows to front aspect and alcove/niche suitable for desk or reading corner, radiator and coving to ceiling. Also, Airing Cupboard and access to Loft.

### MASTER BEDROOM (front)

Having UPVc double glazed window to front aspect, ceiling light point and coving to ceiling. Door leads to:

### EN SUITE BATHROOM (side)

Having five piece suite comprising - panelled bath, bidet, pedestal wash hand basin, shower cubicle and WC. Also, double radiator, dado rail and part complimentary wall tiling and obscure double glazed window to side aspect.

### BEDROOM 2 (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

### EN SUITE SHOWER ROOM (rear)

Having three piece suite comprising shower cubicle, guest pedestal wash hand basin and WC. Also, double radiator, ceiling light point, extractor fan, shaver point, double glazed opaque window to rear.

### BEDROOM 3 (rear)

Having double glazed window to rear aspect, radiator, ceiling light point and coving to ceiling.

### BEDROOM 4 (front)

Having UPVc double glazed window to front aspect, radiator, ceiling light point and coving to ceiling.

### FAMILY BATHROOM (rear)

Having four piece suite comprising panelled bath with telephone style shower head and taps, bidet, pedestal wash hand basin and WC. Also, radiator, ceiling light point, extractor fan, UPVc double glazed window to rear aspect, dado rail and complimentary tiling to walls.

Tel: 01564 770707

## OUTSIDE

### DOUBLE GARAGE

Having remote up-and-over door, light and power and door to the rear side aspect. The consumer unit is wall mounted in the garage.

### REAR GARDEN

Having paved patio area with side path to timber garden shed, further patio to rear garden with dwarf walling enclosing lawn with mature trees and shrubs. Also, outside tap, side gate access, plus walling and part fencing to all sides.

## 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 G.

### 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



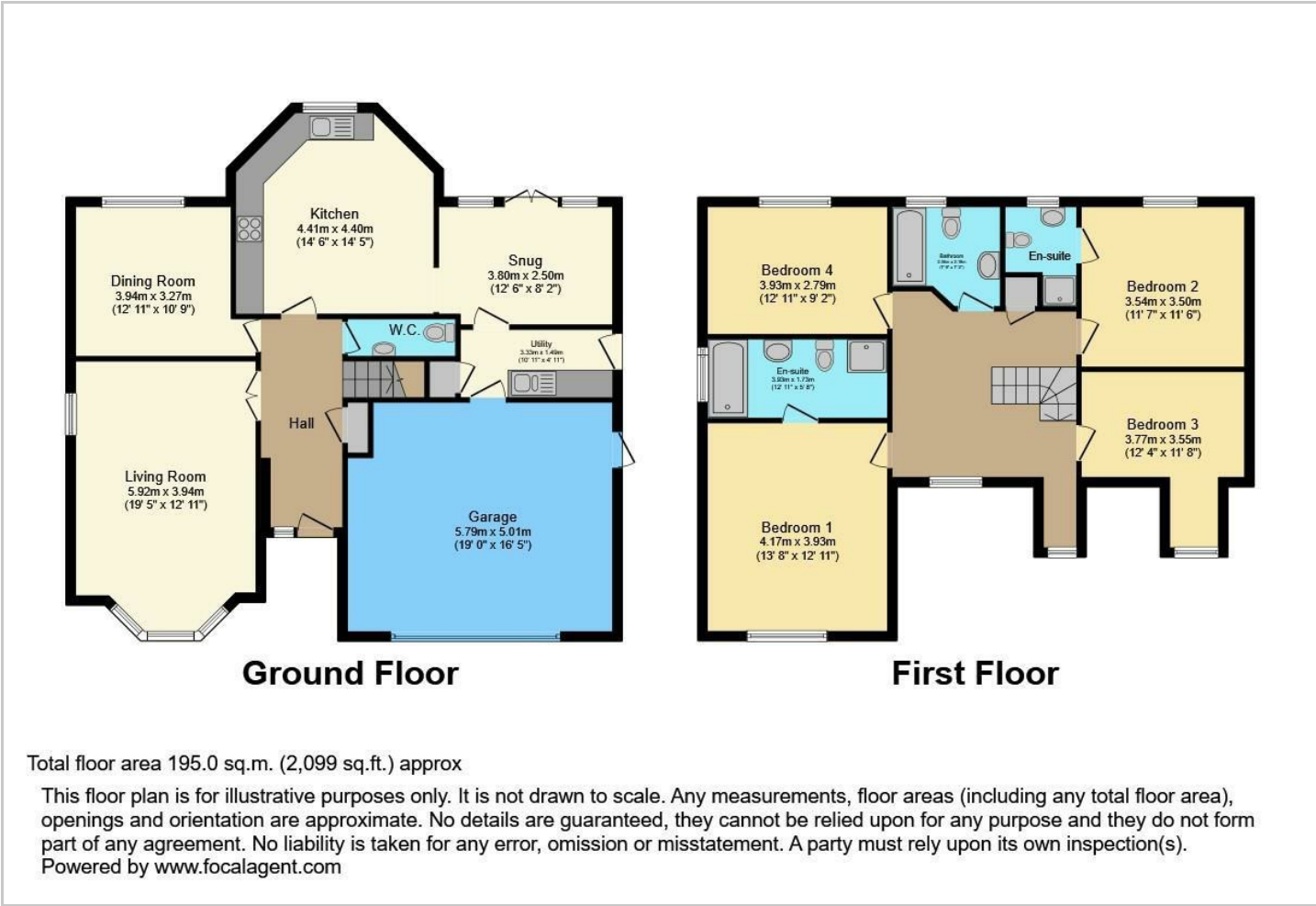
Hybrid Map



Terrain Map



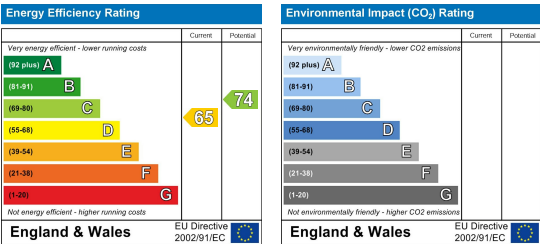
Floor Plan



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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