



Arden Vale Road, Knowle

Guide Price £695,000





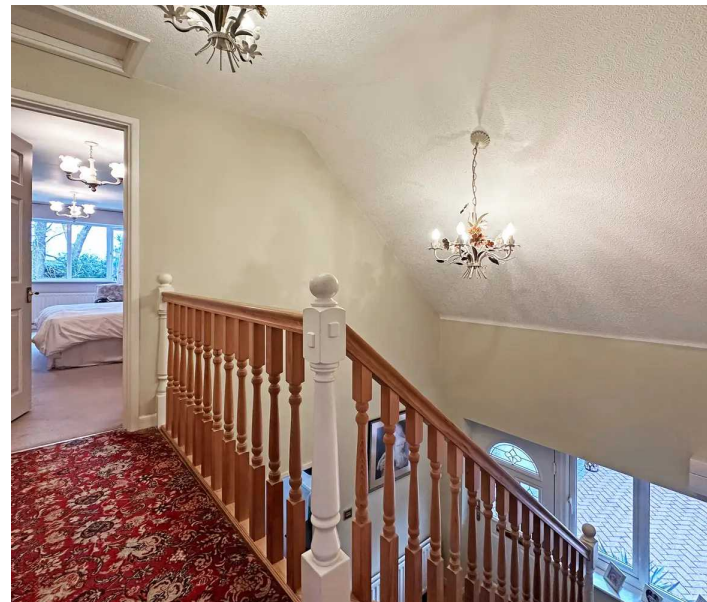
## PROPERTY OVERVIEW

Nestled within a highly sought-after neighbourhood, this beautiful four-bedroom detached dormer bungalow offers a truly private and discreet living experience. With its double garage and expansive block-paved driveway, this property offers ample parking space for multiple vehicles. The versatile accommodation of this charming detached property effortlessly adapts to the needs of any family. Boasting two reception rooms, including a spacious living room and a separate dining room, this home provides ample space for both relaxation and entertaining guests. The bright and airy breakfast kitchen offers a delightful area with access into the dining room to enjoy family meals and features a range fixtures and fittings throughout. Conveniently located on the ground floor, two generous bedrooms present endless opportunities for use as either additional reception rooms or dedicated living spaces. A downstairs bathroom completes this level, providing a practical solution for every-day needs. Ascending to the first floor, two further double bedrooms and a well-appointed shower room on this floor further enhances the convenience and practicality of this home. The property also offers three walk in loft areas under the eaves and an under stairs cloakroom / storage area.



To the rear of the property, an easterly-facing garden invites residents to soak up the morning sun while enjoying a tranquil outdoor space. With its easy maintenance and potential for personalisation, this garden presents an ideal backdrop for keen gardeners or simply unwinding amidst nature. Positioned within easy walking distance of the picturesque village of Knowle, this property benefits from a range of local amenities. Residents will find themselves within close proximity to acclaimed schools, ensuring an easy and stress-free journey for children attending school. Offering an ideal blend of privacy, space, and convenience, this delightful four-bedroom detached dormer bungalow is a fantastic opportunity not to be missed. Its significant versatility and prominence within a highly desirable neighbourhood set it apart and make it a perfect choice for those seeking a stylish and refined family home.

- Four Bedroom Detached Dormer Bungalow
- Extremely Private and Discrete Location
- Double Garage and Large Block Paved Driveway
- Extremely Versatile Accommodation
- Two Reception Rooms Including Living Room and Dining Room
- Breakfast Kitchen
- Two Bedrooms To Ground Floor Which Could Also be Utilised As Reception Rooms
- Downstairs Bathroom
- Two Further Bedrooms and Shower Room To First Floor
- Easterly Facing Rear Garden
- Easy Walking Distance To Knowle and All Local Schools





## PROPERTY 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. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is 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. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: F

Tenure: Freehold

## ENTRANCE HALL

### LIVING ROOM

18' 1" x 12' 0" (5.50m x 3.65m)

### DINING ROOM

12' 0" x 11' 10" (3.65m x 3.60m)

### BREAKFAST KITCHEN

14' 11" x 8' 10" (4.55m x 2.70m)

### BEDROOM ONE

15' 1" x 11' 0" (4.60m x 3.35m)

**BEDROOM TWO**

12' 10" x 7' 10" (3.90m x 2.40m)

**BATHROOM**

8' 10" x 5' 11" (2.70m x 1.80m)

**FIRST FLOOR****BEDROOM THREE**

18' 1" x 11' 10" (5.50m x 3.60m)

**BEDROOM FOUR**

14' 9" x 11' 10" (4.50m x 3.60m)

**SHOWER ROOM**

6' 3" x 6' 1" (1.90m x 1.85m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 159.8 sq.m. = 1720 sq.ft. approx.

**OUTSIDE THE PROPERTY****EASTERLY FACING GARDEN****GARAGE**

16' 5" x 13' 11" (5.00m x 4.25m)

**ITEMS INCLUDED IN SALE**

AEG integrated oven, Neff integrated hob, extractor, Zanussi freezer, fridge freezer, Bosch dishwasher. Bosch washer dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a greenhouse.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - Virgin Media. Loft space - boarded with lighting.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
112.8 sq.m. (1214 sq.ft.) approx.



1ST FLOOR  
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA : 159.8 sq.m. (1720 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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