



Queen Eleanors Drive, Knowle

Guide Price £900,000

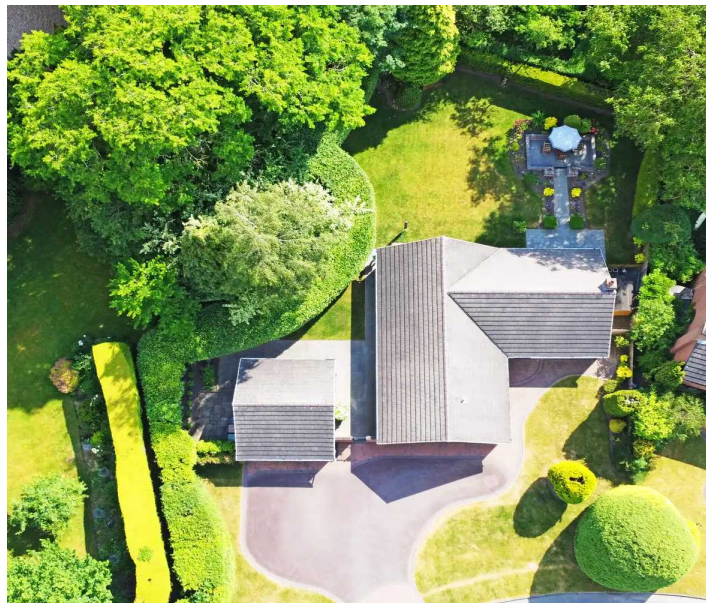
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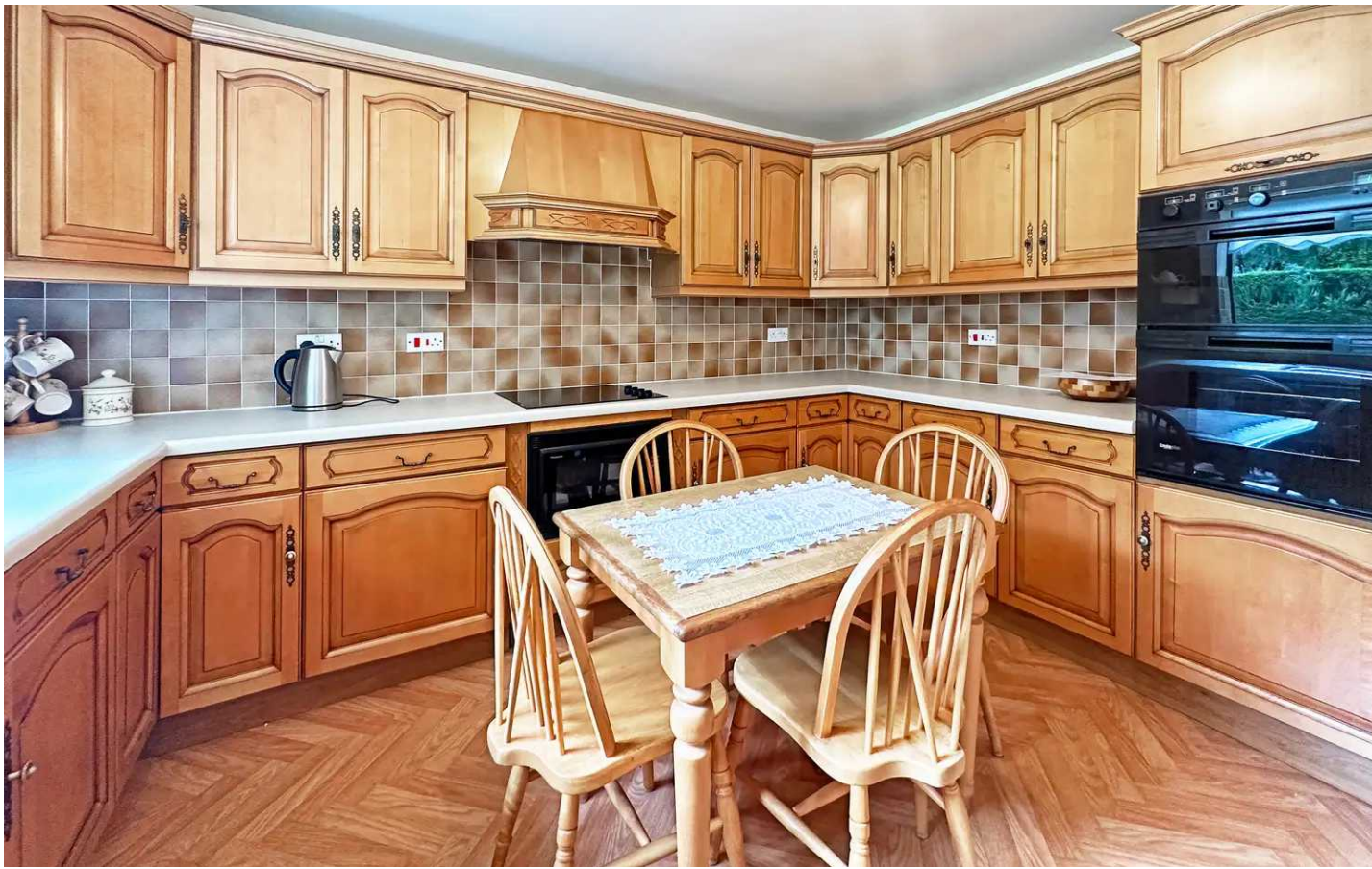




PROPERTY OVERVIEW

Set behind a wide and impressive frontage with a lawned front garden and brick edged sweeping tarmac driveway is this well presented large four bedroom detached bungalow which is situated on this small, select and very well regarded development just off Jacobean Lane opposite Copt Heath Golf Club. Situated on a large plot, and offering spacious accommodation plus the most wonderful private southerly garden, this is a property not to be missed. The accommodation briefly comprises of: entrance porch, hallway, dual aspect living room, dining room, breakfast/kitchen, study, downstairs wc, utility, principal bedroom with ensuite bathroom, three further bedrooms, and a modern shower room. The bungalow also benefits from a detached double garage. The beautifully maintained southerly rear garden enjoys a private and secluded aspect, mainly laid to lawn with planted beds and the large patio area provides the perfect spot for alfresco entertaining.





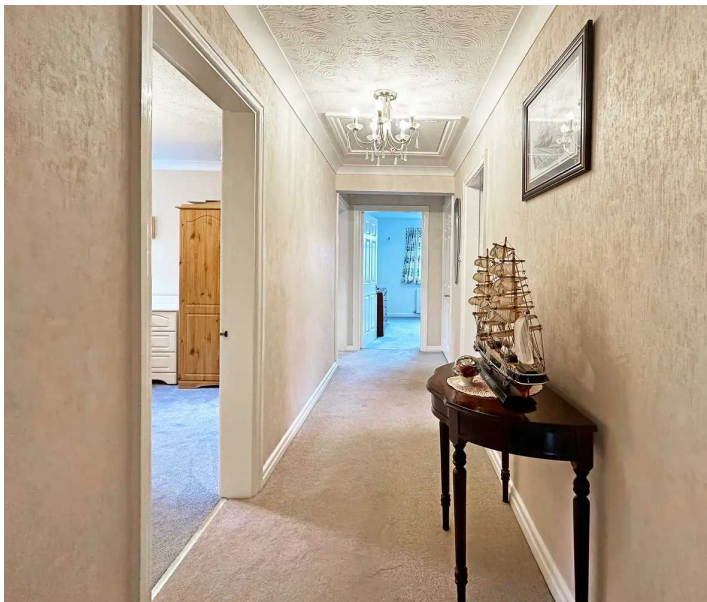
PROPERTY LOCATION

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: G

Tenure: Freehold

- Superb Detached Bungalow
- Set Within A Highly Sought After Road Of Knowle
- Walking Distance To Copt Heath Golf Club
- Double Garage
- Four Bedrooms
- South Facing Rear Garden
- Two Reception Rooms Plus Breakfast Kitchen
- Conveniently Located For All Local Amenities





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

21' 10" x 11' 8" (6.65m x 3.56m)

DINING ROOM

12' 4" x 9' 9" (3.76m x 2.97m)

BREAKFAST/KITCHEN

12' 2" x 10' 10" (3.71m x 3.30m)

LAUNDRY/UTILITY ROOM

9' 8" x 6' 0" (2.95m x 1.83m)

INNER HALLWAY

PRINCIPAL BEDROOM

13' 9" x 11' 7" (4.19m x 3.53m)

ENSUITE

BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.90m)

BEDROOM THREE

9' 6" x 7' 11" (2.90m x 2.41m)

BEDROOM FOUR/STUDY

11' 10" x 7' 8" (3.61m x 2.34m)

BATHROOM



OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

DETACHED DOUBLE GARAGE

17' 0" x 18' 0" (5.18m x 5.49m)

ITEMS INCLUDED IN THE SALE

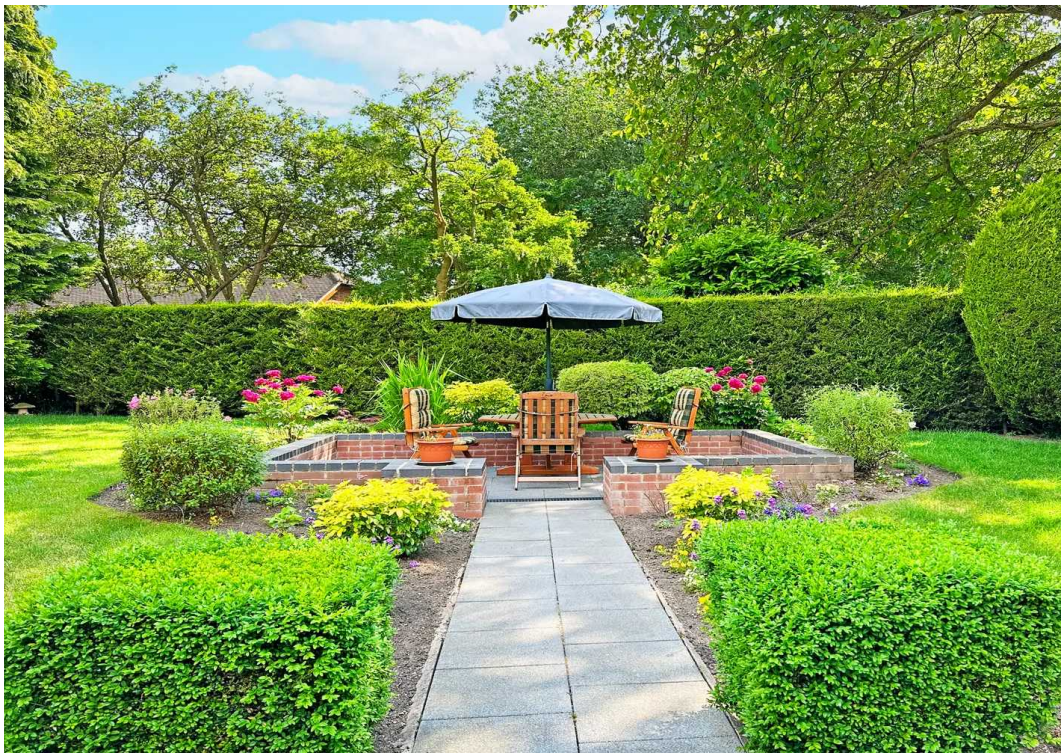
Creda integrated oven, John Lewis integrated hob, Neff extractor, Panasonic microwave, Beko fridge, Beko freezer, Beko fridge freezer, Logik dishwasher, Hoover washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, some light fittings, garden shed and Garador electric garage door.

ADDITIONAL INFORMATION

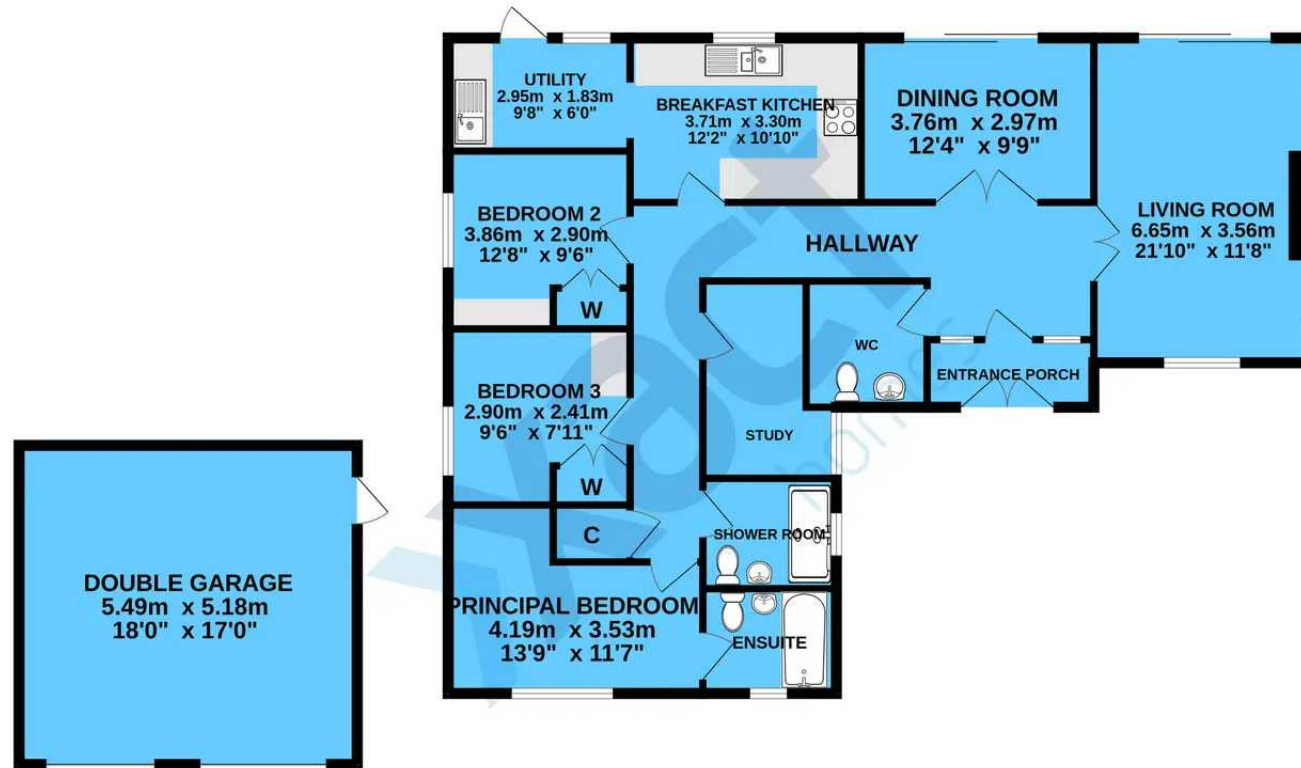
Services: water meter, main gas, electricity and mains sewers. Broadband: Vodafone. Loft Space: boarded with ladder and lighting

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



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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