



Newton Road, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Nestled within the highly sought-after village of Knowle, this traditional semi-detached property offers the perfect blend of location and classic charm. Presented with no upward chain, this extended three-bedroom home is ideally situated within walking distance to the picturesque Knowle Park and bustling village, providing an enviable lifestyle for the new homeowner. Upon arrival, the property is set back from the road behind a block-paved driveway offering ample parking space and a garage. The inviting entrance hall leads you into two well-proportioned reception rooms, including a spacious living room and a dining room, perfect for entertaining guests or relaxing in a peaceful ambience. The ground floor accommodation also benefits from a separate WC, extended breakfast kitchen including shelved pantry, providing a functional setting with views to the rear garden and also convenient access into the garage. Ascending to the first floor, the property boasts three excellent bedrooms, offering comfortable spaces for rest and relaxation. Completing the upstairs accommodations are a family bathroom and a separate WC, designed for convenience and privacy.





Beyond the existing footprint, this property holds outstanding potential for further extension and modernisation, allowing the new owner to tailor the space to their individual preferences and requirements, making this property a truly unique opportunity to create a dream home. To the rear of the property, a south-westerly facing and private garden awaits, providing a serene outdoor space for al-fresco dining, relaxing in the sun, or enjoying gardening pursuits. In conclusion, this property offers a rare opportunity to acquire a well-positioned home in one of Knowle's most desirable areas. With its outstanding location, spacious accommodation, and potential for further enhancement, this property is sure to attract those seeking a residence that combines comfort, character, and untapped possibilities. Contact us today to arrange a viewing and envision the endless potential this property has to offer.

- No Upward Chain
- Set Within An Outstanding Location Walking Distance To Knowle Park And Village
- Extended Three Bedroom Traditional Semi Detached
- Set Behind Block Paved Driveway Providing Ample Parking And Garage
- Two Reception Rooms Including Living Room And Dining Room Accessed Via Beautiful Entrance Hall
- Extended Breakfast Kitchen & Downstairs WC
- Three Excellent Bedrooms Plus Family Bathroom And Separate WC
- Outstanding Potential For Further Extension And Modernisation
- South Westerly Facing Rear Garden





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: E

Tenure: Freehold

PORCH

ENTRANCE HALL

LIVING ROOM

13' 0" x 12' 0" (3.96m x 3.66m)

DINING ROOM

13' 1" x 12' 0" (3.99m x 3.66m)

**BREAKFAST KITCHEN**

15' 9" x 8' 10" (4.80m x 2.69m)

WC

3' 3" x 2' 9" (0.99m x 0.84m)

INTEGRAL GARAGE

16' 9" x 7' 10" (5.11m x 2.39m)

FIRST FLOOR**BEDROOM ONE**

13' 1" x 12' 0" (3.99m x 3.66m)

BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM THREE

11' 2" x 7' 9" (3.40m x 2.36m)

With access to large storage space above garage.

BATHROOM

8' 2" x 7' 10" (2.49m x 2.39m)

SEPARATE WC**TOTAL SQUARE FOOTAGE**

110 sq.m (1184 sq.ft) approx.

OUTSIDE THE PROPERTY**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Sold as seen - not including any personal items. Zanussi free standing cooker, Matsui microwave, English Electric fridge, Beco freezer, Bosch washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door.



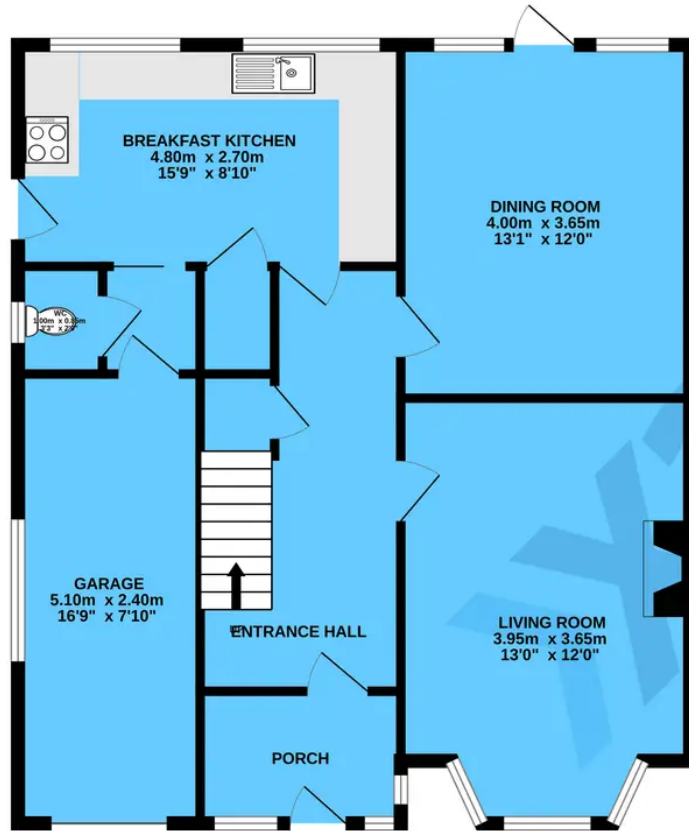
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Loft space - boarded with lighting.

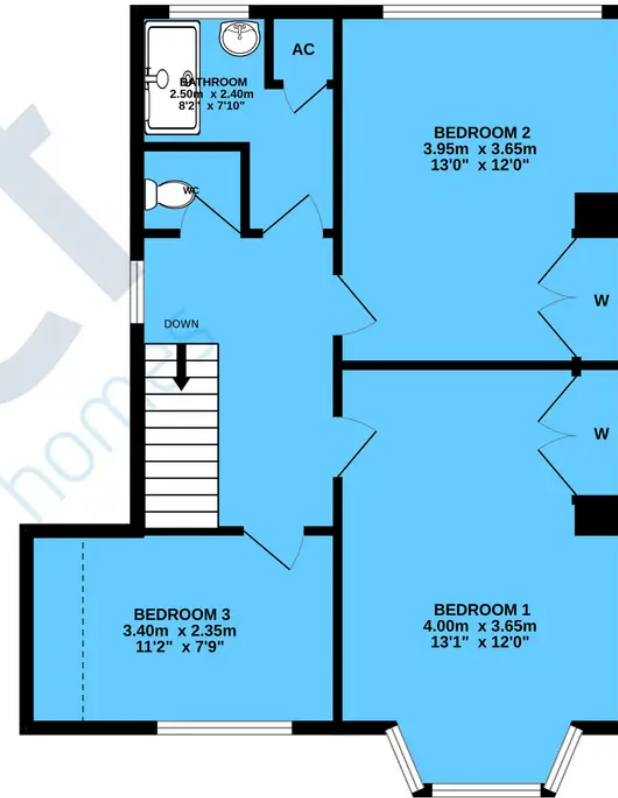
MONEY LAUNDERING REGULATIONS

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



1ST FLOOR



TOTAL FLOOR AREA : 110.0 sq.m. (1184 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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