

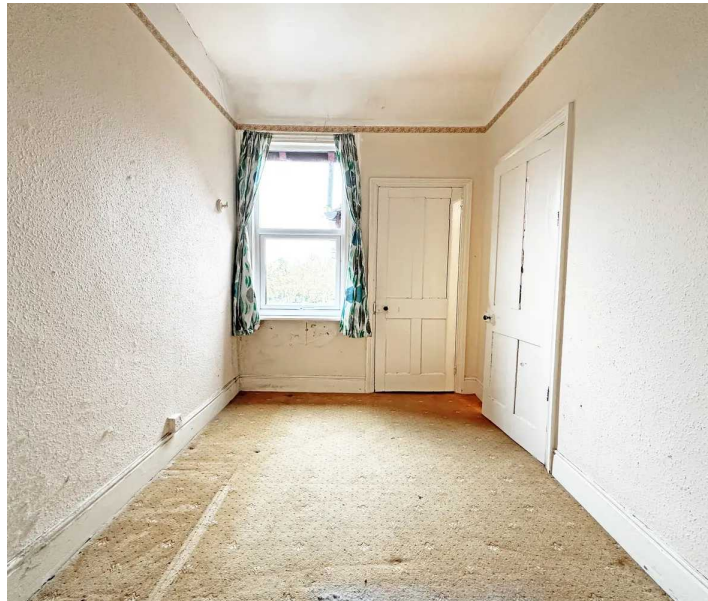


# Kenilworth Road, Knowle

Guide Price £350,000







## PROPERTY OVERVIEW

Located literally 200 yards from Knowle High Street is this fantastic opportunity to purchase a two bedroom Victorian semi detached property offering outstanding potential to extend and modernise subject to the necessary planning permissions. Ideally located for the facilities of Knowle, including all local schools, the property is set back behind a lawned front garden which could be changed into a driveway providing off road parking. The property affords two reception rooms including living room and dining room, plus a kitchen and downstairs WC. To the first floor are two bedrooms and a family bathroom. Of particular note and accessed via a shared driveway is a large rear garden which is laid with lawn and extends to approx 50 feet. This is a superb opportunity for those seeking to renovate and live within Knowle village or those seeking to invest in a property and add value. Contact Xact Homes on 01564 777284 for your private viewing.





## 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





- Victorian Semi Detached
- No Upward Chain
- Two Reception Rooms
- Kitchen
- Lawned Front Garden
- 200 Yards From Knowle High Street
- Large Garden To Rear
- Outstanding Potential

#### **LIVING ROOM**

10' 8" x 10' 2" (3.25m x 3.1m)

#### **DINING ROOM**

12' 12" x 9' 10" (3.95m x 3m)

#### **KITCHEN**

11' 2" x 6' 1" (3.4m x 1.85m)

#### **WC**

5' 11" x 5' 7" (1.8m x 1.7m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 12" x 6' 11" (3.95m x 2.1m)

#### **BEDROOM TWO**

10' 12" x 10' 2" (3.35m x 3.1m)

#### **BATHROOM**

8' 0" x 6' 1" (2.45m x 1.85m)

#### **OUTSIDE THE PROPERTY**

#### **LARGE REAR GARDEN**







#### **ITEMS INCLUDED IN SALE**

Sold as seen.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

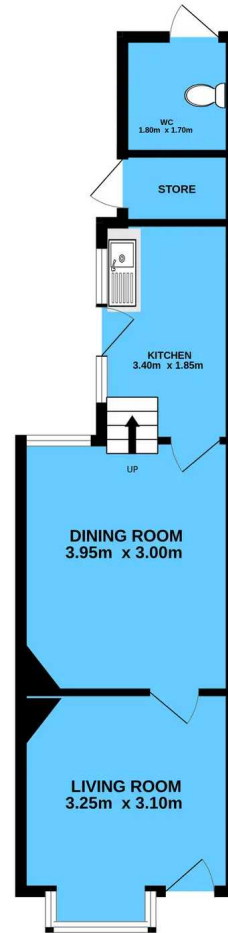
#### **MONEY LAUNDERING REGULATIONS**

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



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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