



Moorfield Avenue, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Located within a sought-after cul-de-sac and offering a superb family living experience, this exceptional three bedroom detached house presents a rare opportunity in the esteemed Arden School catchment area. The property boasts a well-balanced interior, the extended kitchen / diner stands as the heart of the home, providing a versatile space ideally suited for both casual family meals and entertaining guests. The ground floor accommodation also boasts a spacious living room and convenient utility room. One of the distinguishing features of this residence is the downstairs bedroom/office, with ensuite shower room, which offers flexibility and convenience for a variety of uses, whether utilised as a guest suite, home office, or additional living space. The three additional bedrooms on the upper level provide comfortable accommodations. A well-appointed family bathroom caters to the needs of the household with its contemporary fixtures and fittings. Outside, the landscaped south facing rear garden provides a private oasis for outdoor enjoyment, ideal for hosting summer gatherings or simply basking in the serenity of nature. Ample parking space is available, ensuring convenience for residents and visitors alike.





In summary, this property offers a harmonious blend of comfort, functionality, and style, making it an exceptional choice for discerning buyers seeking a high-quality family home in a prime location. The excellent amenities, proximity to reputable schools, and tranquil setting combine to create an inviting atmosphere that is sure to impress even the most astute homebuyers. To arrange a viewing of this exceptional property and to discover all that it has to offer, do not hesitate to contact us. This is an opportunity not to be missed for those seeking a refined and welcoming family home.

- Three Bedroom Detached House
- Extended Kitchen / Diner
- Versatile Downstairs Bedroom / Office
- Cul-De-Sac Location
- Arden School Catchment
- Superb Family Home
- Landscaped South Facing Rear Garden
- Ample Parking





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

PORCH

LIVING ROOM

17' 1" x 10' 6" (5.20m x 3.20m)

KITCHEN / DINER

19' 2" x 19' 0" (5.85m x 5.80m)

BEDROOM FOUR / OFFICE

10' 4" x 8' 6" (3.15m x 2.60m)

ENSUITE

6' 7" x 4' 7" (2.00m x 1.40m)



UTILITY ROOM

8' 6" x 6' 7" (2.60m x 2.00m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 10' 10" (4.00m x 3.30m)

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m)

BEDROOM THREE

9' 6" x 8' 2" (2.90m x 2.50m)

BATHROOM

8' 0" x 5' 9" (2.45m x 1.75m)

TOTAL SQUARE FOOTAGE

Total floor area: 115.0 sq.m. = 1238 sq.ft. approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

GARAGE

8' 6" x 8' 2" (2.60m x 2.50m)

ITEMS INCLUDED IN SALE

Bosch free standing cooker, Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge freezer, Beko dishwasher, all carpets, all curtains, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

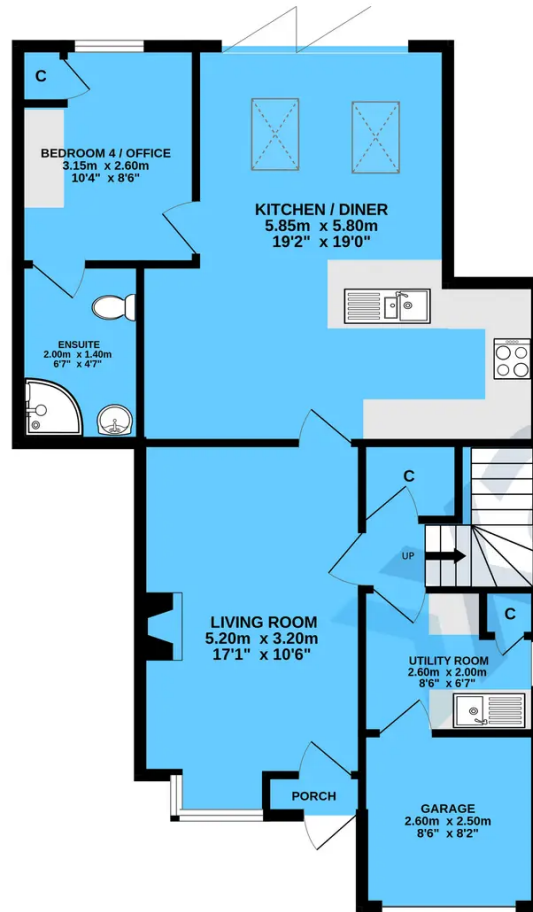
Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

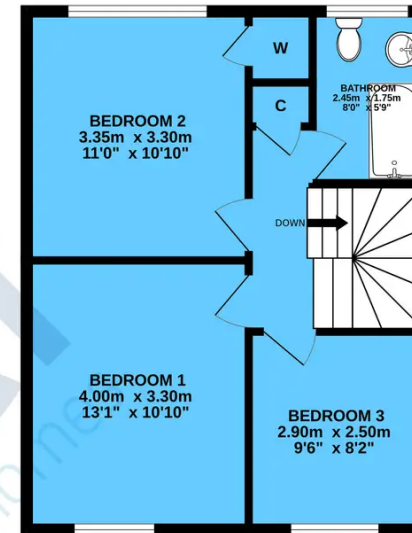
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 115.0 sq.m. (1238 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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