



Kenilworth Road, Knowle

Guide Price £400,000



PROPERTY OVERVIEW

Introducing a beautiful Grade II listed character cottage in an ideal and highly sought-after location within walking distance of Knowle Village. Nestled behind a deep lawned frontage, this property offers an unrivalled blend of convenience and charm. With the added benefit of two parking spaces, this delightful dwelling is perfectly positioned to cater to the modern lifestyle. Upon entering, one is immediately struck by the charm that permeates throughout the interior of the property. The living room captivates with its enchanting feature inglenook fireplace, further enhanced by a log burner, providing both a cosy atmosphere and a delightful focal point. The kitchen is located to the rear of the property and provides views to the rear garden as well as convenient access into the bathroom. This home offers two generously-sized bedrooms filled with natural light, each with fitted wardrobes providing practicality and organisation.





The true jewel of this property awaits to the rear - a large landscaped south-facing and private garden. Enjoy endless sunshine in this idyllic outdoor retreat, complete with a superb courtyard patio area, perfect for entertaining guests or simply unwinding with a cool drink. With its carefully manicured lawn and mature borders, the garden provides tranquillity and privacy, allowing residents to immerse themselves in the calm and peaceful environment. Located in a highly sought area, this home is surrounded by an array of amenities, including prestigious schools, shops, and leisure facilities. Excellent transport links ensure easy access to major road networks, allowing for seamless commuting to nearby towns and cities. In summary, this captivating and historically significant property offers a harmonious fusion of traditional charm. With its superb location, off road parking, and enchanting features, it presents an exceptional opportunity for those seeking a uniquely delightful home. Call Xact Homes on 01564 777284 to book your viewing.

- Two Bedroom Grade II Listed Cottage
- Walking Distance To Knowle Village & All Local Amenities
- Immense Amounts Of Charm & Character
- Two Parking Space & Deep Lawned Frontage
- Living Room With Inglenook Fireplace & Wood Burner
- Tranquil & Stunning Large South Facing Rear Garden With Courtyard Seating Area To Rear
- Downstairs Bathroom





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: D

Tenure: Freehold

LIVING ROOM

14' 9" x 14' 8" (4.50m x 4.48m)

BREAKFAST/KITCHEN

7' 10" x 14' 7" (2.40m x 4.45m)

BATHROOM

7' 10" x 6' 3" (2.40m x 1.90m)



FIRST FLOOR

BEDROOM ONE

14' 9" x 11' 4" (4.50m x 3.45m)

ENSUITE

4' 6" x 4' 9" (1.38m x 1.44m)

BEDROOM TWO

8' 0" x 15' 1" (2.45m x 4.60m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (743 sq.ft) approx.

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

TWO PARKING SPACES

ITEMS INLCUED IN THE SALE

AEG Integrated oven, AEG integrated hob, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, all light fittings and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

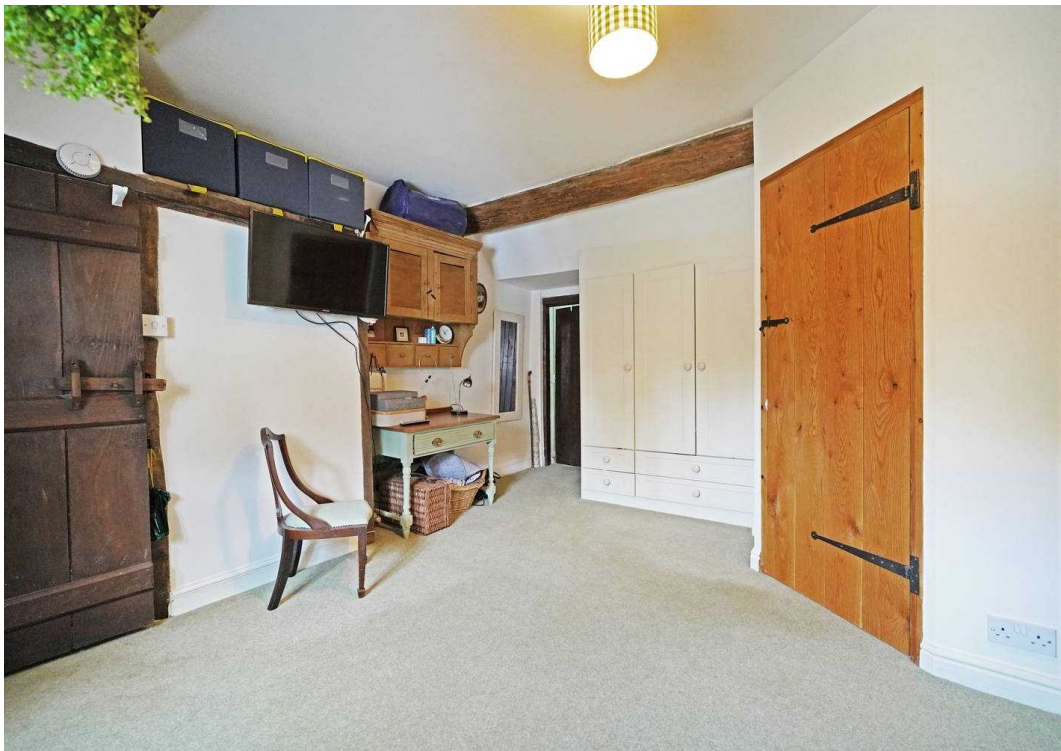
Log shed (additional)

ADDITIONAL INFORMATION

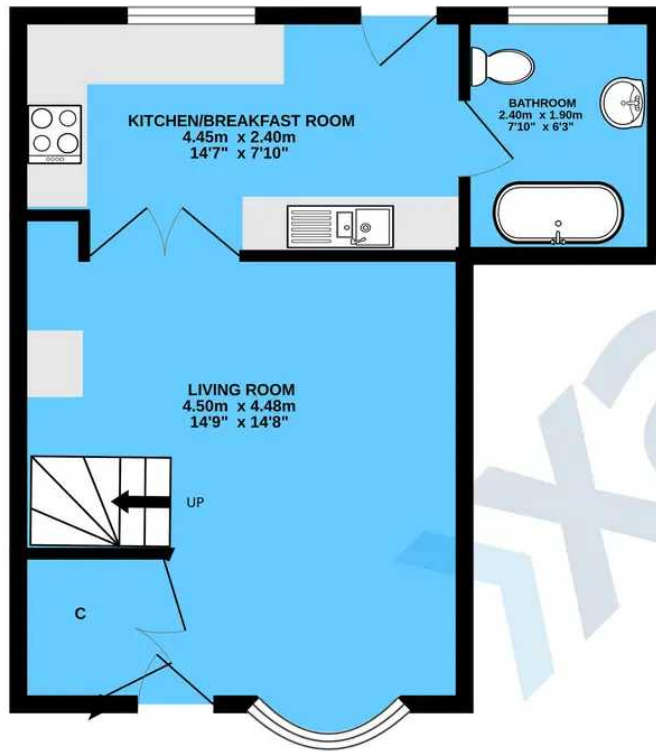
Services: electricity and mains sewers. Broadband: Zyxel. Loft Space: partly boarded.

MONEY LAUNDERING REGULATIONS

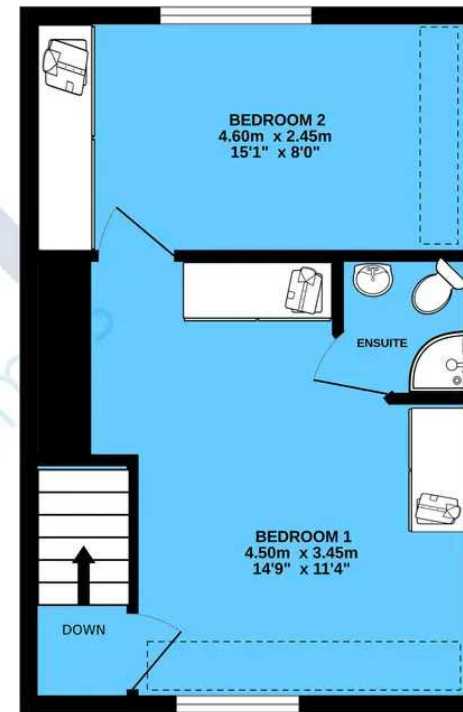
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 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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