



## Abbots Close, Knowle

Guide Price £535,000



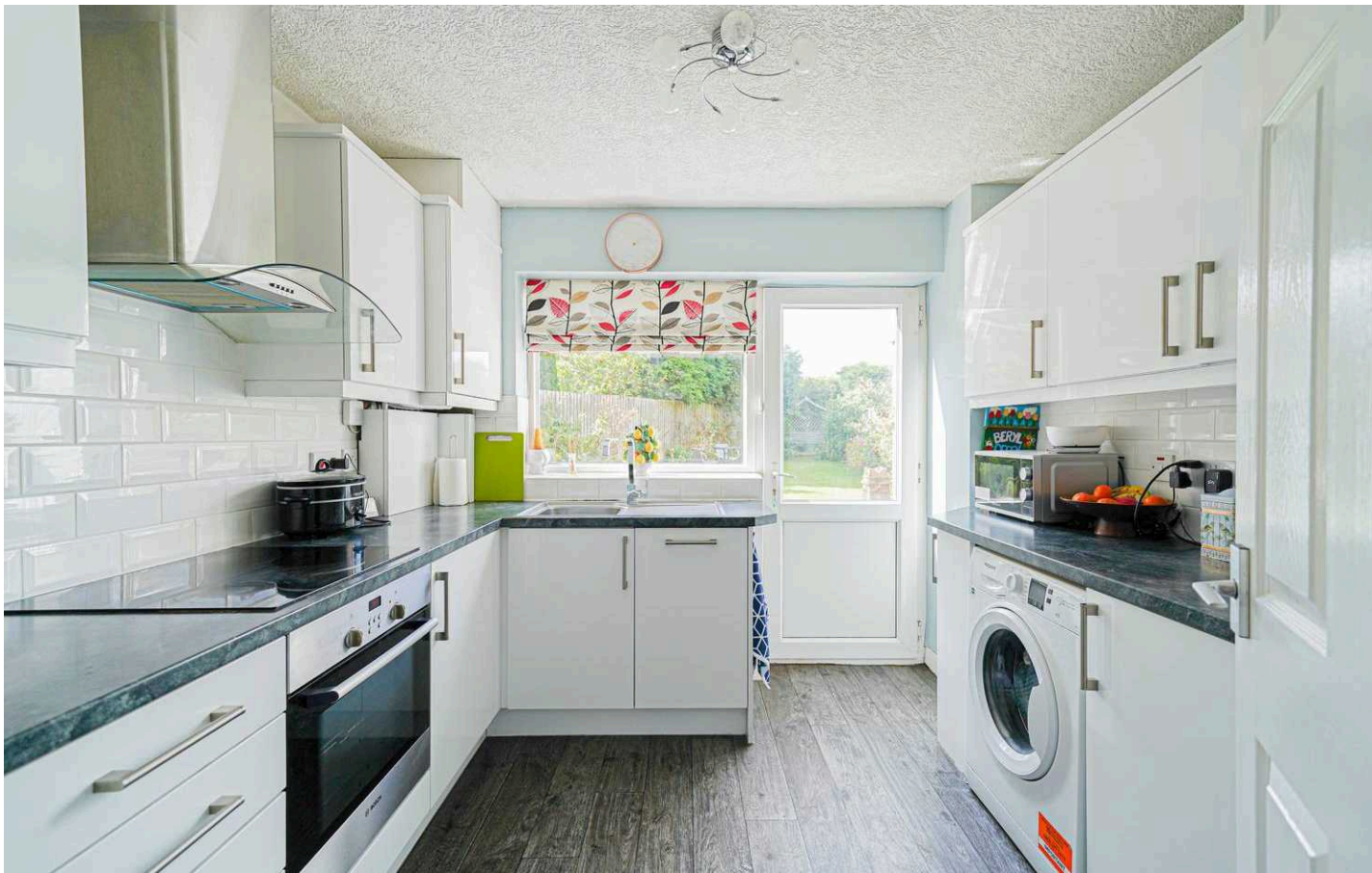




## PROPERTY OVERVIEW

Located in a the quiet cul-de-sac of Abbots Close, this immaculate three-bedroom detached property presents a wonderful opportunity on a large plot. Downstairs the property boasts a light dual aspect lounge diner with ample space and a modern kitchen all located off a large hallway which has the convenience of a downstairs toilet. The property's three well-proportioned bedrooms offer comfortable retreats for residents to unwind after a long day and are serviced by a well appointed bathroom offering convenience to the residents. A key feature of this property is its position in Abbots close, the property is set in a large corner plot with with a large driveway set in a large front garden and a south facing rear garden. For families with school-age children, the proximity to Arden Academy makes this property an ideal choice. Renowned for its academic excellence and inclusive ethos, Arden Academy offers a top-tier education that prepares students for success in an ever-changing world. Additionally, the property's location within walking distance to Knowle Village ensures that residents have easy access to a range of amenities, including shops, restaurants, and recreational facilities, all within a short stroll from the front door.





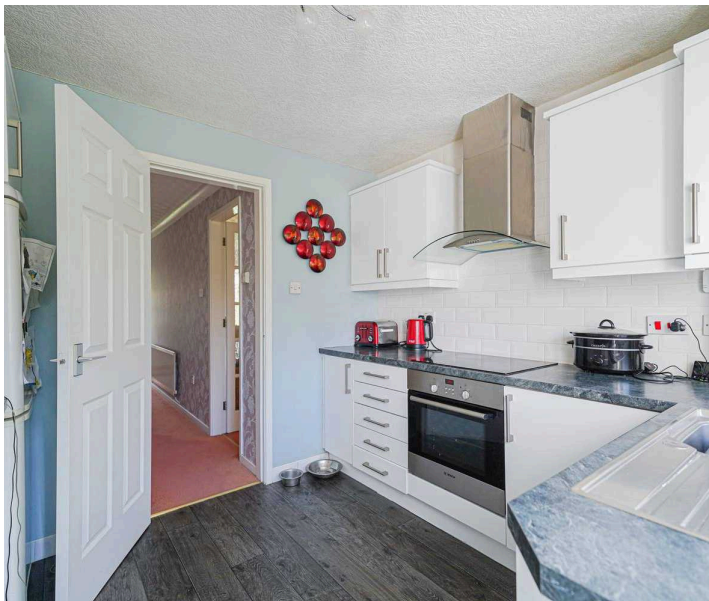
In conclusion, this three-bedroom detached property represents a rare opportunity to own a home that combines modern comfort with tranquil surroundings. With its prime location, spacious layout, and proximity to esteemed schools and local conveniences, this property is sure to attract discerning buyers seeking a place to call their own. Don't miss your chance to make this remarkable residence your own – schedule a viewing today and experience the beauty and sophistication of this exceptional home firsthand.

#### 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







- Three Bedroom Detached Property
- Large Corner Plot
- Located In A Quiet Cul-De-Sac
- Walking Distance To Knowle Village
- Modern Kitchen
- Lounge Diner
- Arden Academy Catchment

**PORCH**

**HALLWAY**

**WC**

**LIVING ROOM**

16' 9" x 10' 10" (5.10m x 3.30m)

**DINING AREA**

8' 10" x 7' 3" (2.70m x 2.20m)

**KITCHEN**

9' 6" x 8' 10" (2.90m x 2.70m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 2" x 9' 0" (3.70m x 2.75m)

**BEDROOM TWO**

10' 10" x 8' 10" (3.30m x 2.70m)

**BEDROOM THREE**

9' 0" x 7' 10" (2.75m x 2.40m)

**SHOWER ROOM**

6' 2" x 5' 7" (1.88m x 1.70m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 7" x 8' 0" (5.05m x 2.45m)

### **SOUTH FACING REAR GARDEN**

### **TOTAL SQUARE FOOTAGE**

Total floor area: 93.4 sq.m. = 1005 sq.ft. approx.

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

Bosch appliances including oven, hob, fridge freezer and dishwasher, extractor and washing machine, all carpets, curtains blinds and light fitting, fitted wardrobes in all bedrooms.

### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.

Loft - Boarded Broadband - Sky

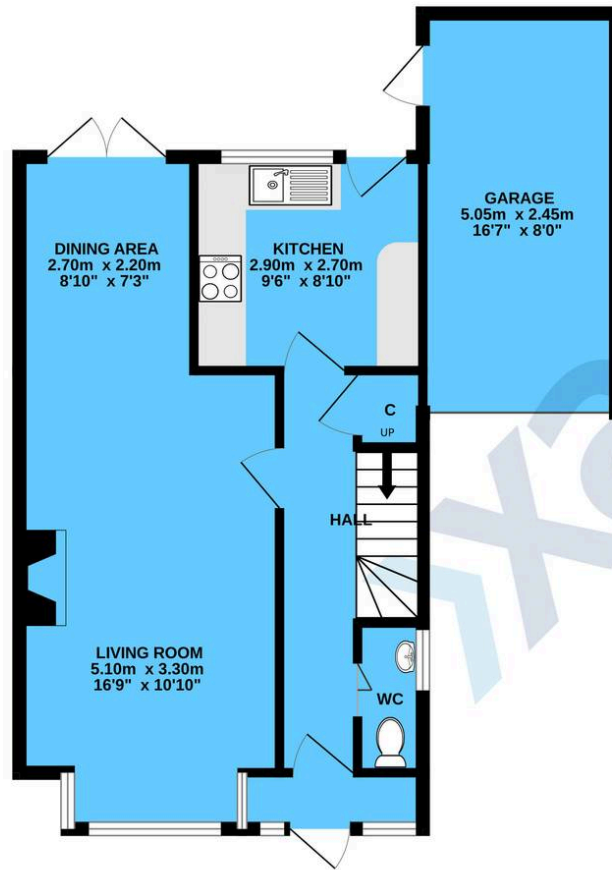
### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

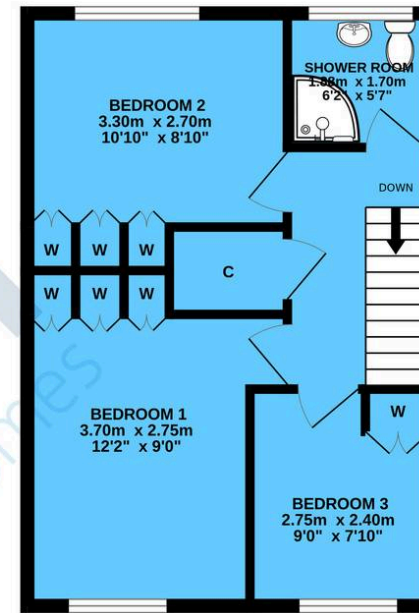




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 93.4 sq.m. (1005 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

