



Warwick Road, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Delight in the charm and comfort of this delightful three-bedroom semi-detached home, perfectly situated just a stone's throw away from the bustling centre of Knowle. The property not only boasts a convenient location but also presents a wealth of potential with ample space for extension, subject to necessary planning permission. Its imposing position, set back behind a spacious driveway, offers ample parking for residents and guests alike. The prime location provides easy access to all local amenities, schools, and the M42 motorway, making this property an ideal choice for families and commuters alike. Step into this inviting abode through the entrance hallway, leading to a well-appointed ground floor featuring an excellent living room, a spacious dining room ideal for entertaining, a fitted kitchen offering delightful views of the rear garden, and a convenient utility room. Ascend to the first floor to discover three charming bedrooms, two generously sized doubles, and a single, all served by a family bathroom.



The outdoor space of this property is a true gem, with a beautifully maintained rear garden extending from the back of the house, providing a peaceful retreat for outdoor relaxation and recreation. Completing this wonderful package is a single garage, offering additional storage and parking space, rounding off the appeal of this captivating property in the heart of Knowle.

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



- Delightful Three Bedroom Semi-Detached Home
- Potential To Extend Subject To Planning Permission
- Superb Location In Centre Of Knowle
- Easy Access To Shops, Schools & M42
- Set Behind A Large Driveway
- Two Spacious Reception Rooms
- Fitted Kitchen With Excellent Views
- Practical Utility & Single Garage
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

LIVING ROOM

17' 3" x 11' 4" (5.26m x 3.45m)

DINING ROOM

12' 0" x 9' 10" (3.66m x 3.00m)

KITCHEN

15' 3" x 14' 9" (4.65m x 4.50m)

UTILITY ROOM

7' 9" x 4' 7" (2.36m x 1.40m)

WC

7' 9" x 3' 1" (2.36m x 0.94m)

INTEGRAL GARAGE

17' 9" x 8' 6" (5.41m x 2.59m)

FIRST FLOOR

BEDROOM ONE

14' 7" x 11' 2" (4.45m x 3.40m)

BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

BEDROOM THREE

9' 0" x 6' 11" (2.74m x 2.11m)

**BATHROOM**

7' 10" x 5' 5" (2.39m x 1.65m)

TOTAL SQUARE FOOTAGE

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

OUTSIDE THE PROPERTY**ON DRIVE PARKING FOR MULTIPLE VEHICLES****BEAUTIFUL MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Hotpoint free standing cooker, extractor, fridge, freezer, dishwasher, all carpets, curtains and blinds, some light fittings, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

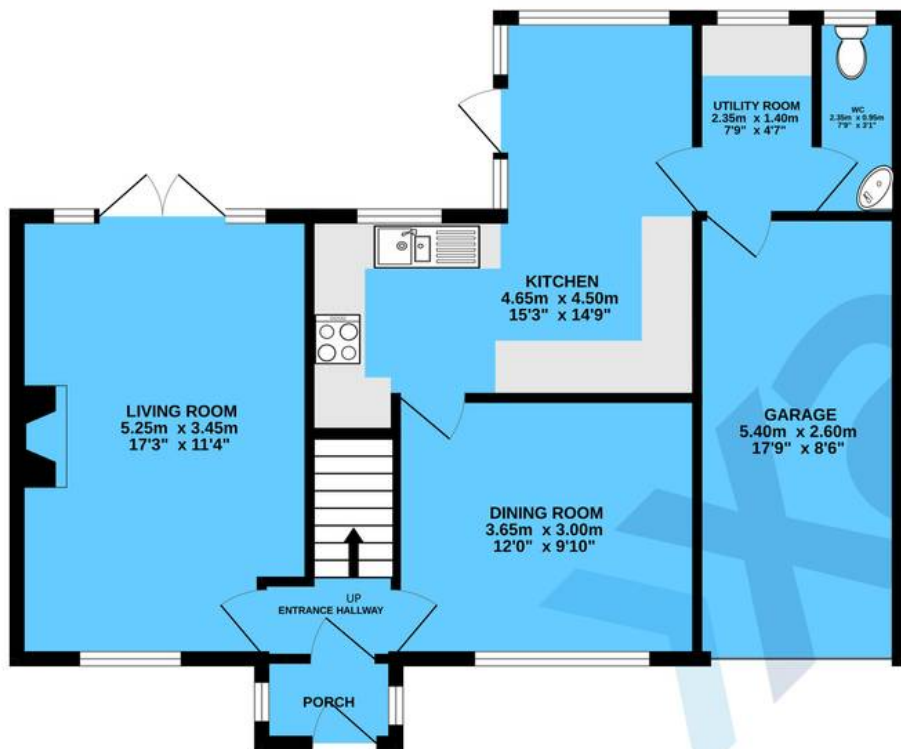
Services - mains gas, electricity and sewers.
Broadband - Virgin Media - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

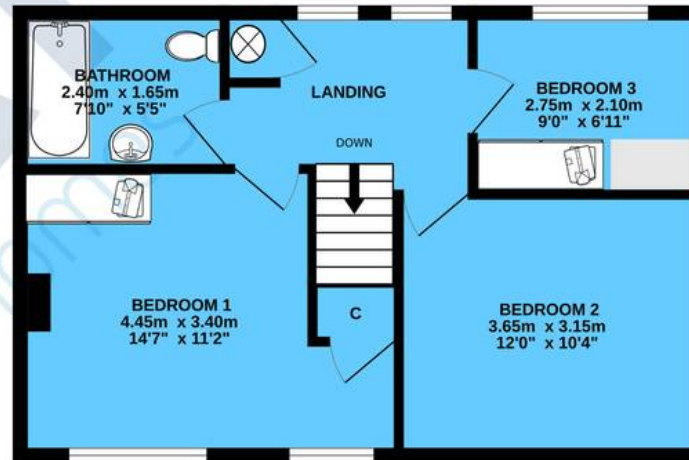
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 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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