



Station Road, Knowle

Guide Price £250,000





PROPERTY OVERVIEW

Nestled in a charming setting and within walking distance to the picturesque Knowle Village, this two-bedroom terrace cottage stands as a promising opportunity for those seeking a property with great potential. With three reception rooms, two bathrooms, and a large garden, this dwelling offers a canvas upon which to shape a comfortable and personalised living space. Upon entering, you are greeted by a cosy layout designed to accommodate daily living and entertaining needs. The ground floor boasts three reception rooms, living room, dining room and conservatory, a galley kitchen and a well appointed downstairs bathroom. Ascend to the upper level where two well-proportioned bedrooms which are serviced by an additional Jack and Jill Bathroom. While this property is in need of modernisation, it presents an exciting opportunity for those with a vision for transformation. Whether you are a first-time buyer looking to make your mark on a property or an investor seeking a project with potential, this cottage offers a solid foundation upon which to build your dream home.





Situated within the renowned Arden Academy catchment area, this residence is poised to offer quality educational opportunities for families with school-age children. The convenience of living within walking distance to the desirable amenities of Knowle Village adds to the allure of this location, promising a lifestyle of ease and accessibility. In addition to the appealing features found within the property, the presence of a large garden presents an outdoor space ready to be transformed into a tranquil oasis or vibrant entertainment area.

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





- Two Bedroom Terrace Cottage
- Three Reception Rooms
- Two Bathrooms
- Walking Distance To Knowle Village
- In Need Of Modernisation
- Large Garden
- Ideal For First Time Buyers Or Investors
- Arden Academy Catchment

PORCH

LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

KITCHEN

11' 2" x 6' 1" (3.40m x 1.85m)

CONSERVATORY

13' 0" x 4' 11" (3.96m x 1.50m)

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

FIRST FLOOR

BEDROOM ONE

15' 9" x 11' 10" (4.80m x 3.61m)

JACK 'N' JILL BATHROOM

BEDROOM TWO

10' 10" x 8' 10" (3.30m x 2.69m)

TOTAL SQUARE FOOTAGE

76.8 sq.m (827 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

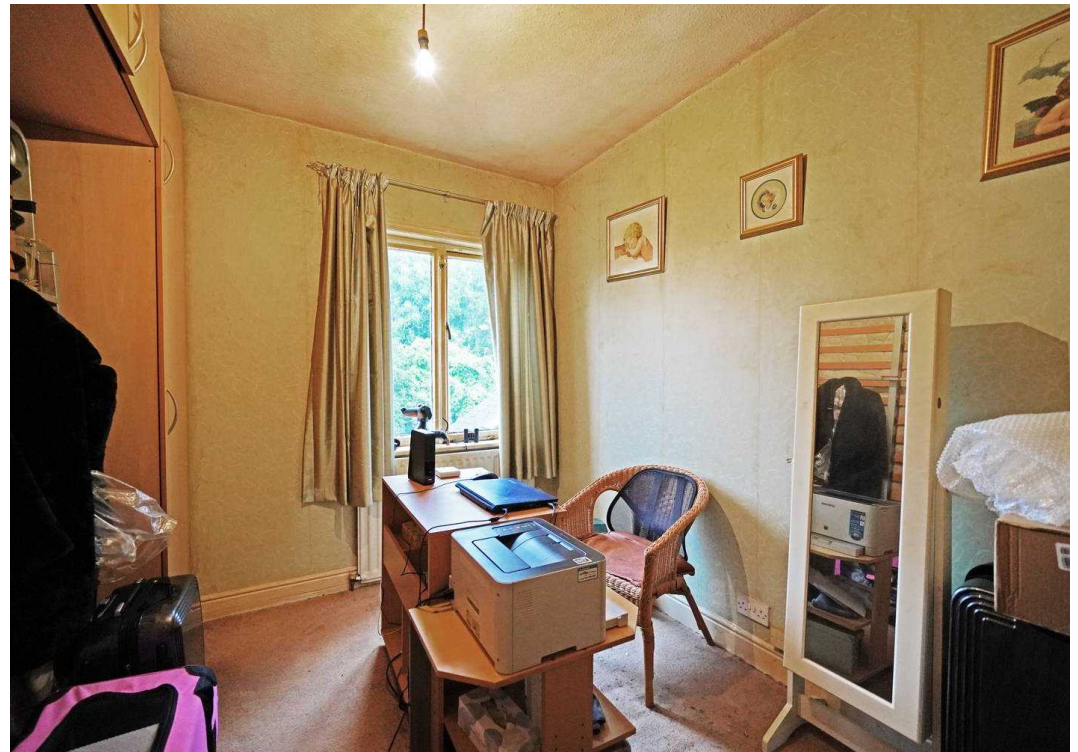
Free standing cooker, fridge, all carpets and curtains, garden shed and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

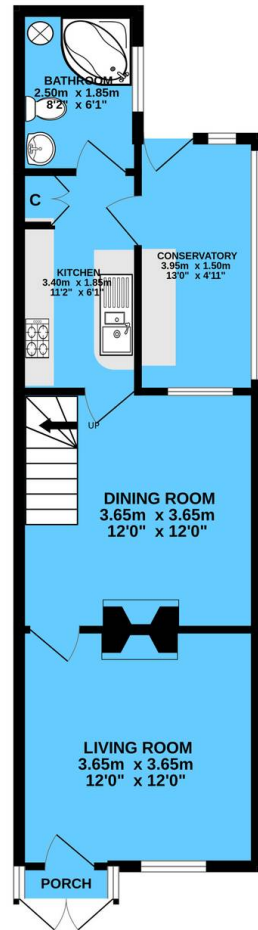
Services - mains gas and electricity. Broadband - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

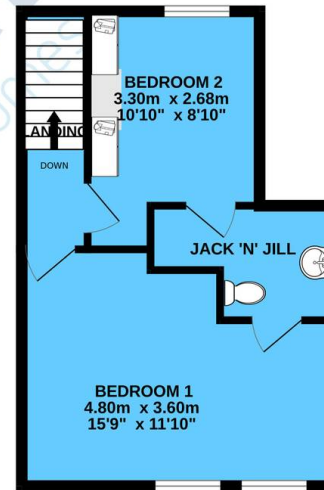
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 76.8 sq.m. (827 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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