



Needhill Close, Knowle

Guide Price **£450,000**





PROPERTY OVERVIEW

This beautifully presented three-bedroom semi-detached house is located in this sought after cul-de-sac and has been extended and modernised by the present owner to provide a ready to move into family home in turnkey condition. Benefitting from new windows, central heating system, electrics and being tastefully decorated throughout the property provides potential purchasers with:- enclosed porch, hall, living room, open plan breakfast kitchen with French doors onto the rear garden, study area, three double bedrooms and a re-fitted family bathroom.

Outside the property has a professionally landscaped South facing rear garden, driveway parking with electric charging point and a small storage garage.

Viewing is by prior appointment with Xact on 01564 777 284.



- Three Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- Living Room & Study Area
- Three Double Bedrooms
- Re-Fitted Family Bathroom
- South Facing Rear Garden
- Driveway Parking & Storage Garage



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





PORCH

HALL

WC

8' 2" x 4' 4" (2.49m x 1.32m)

LIVING ROOM

14' 7" x 9' 7" (4.45m x 2.92m)

STUDY

7' 2" x 6' 11" (2.18m x 2.11m)

BREAKFAST KITCHEN

21' 5" x 19' 0" (6.53m x 5.79m)

GARAGE STORE

8' 9" x 6' 11" (2.67m x 2.11m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 11' 2" (4.50m x 3.40m)

BEDROOM TWO

12' 10" x 7' 11" (3.91m x 2.41m)

BEDROOM THREE

9' 11" x 9' 9" (3.02m x 2.97m)

BATHROOM

13' 0" x 7' 9" (3.96m x 2.36m)

TOTAL SQUARE FOOTAGE

111.0 sq.m (1195 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN



ITEMS INCLUDED IN THE SALE

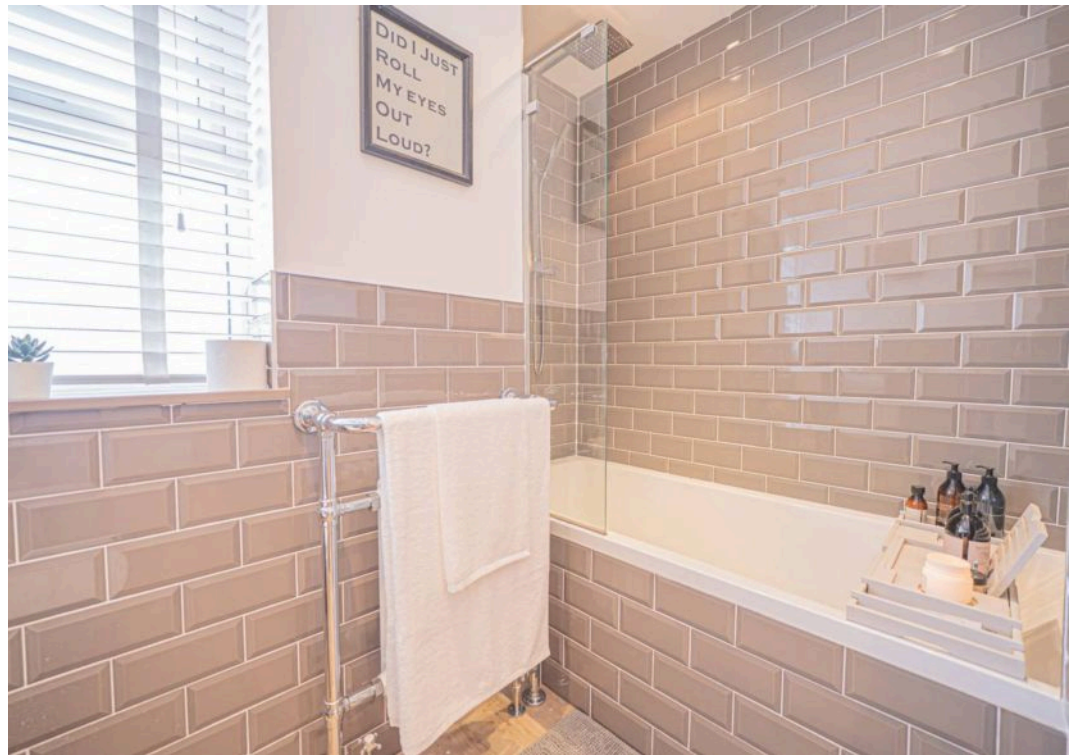
Integrated oven, integrated hob, extractor, fridge, dishwasher, washer/dryer, garden shed, electric garage door, all carpets and blinds, some curtains and light fittings and CCTV.

ADDITIONAL INFORMATION

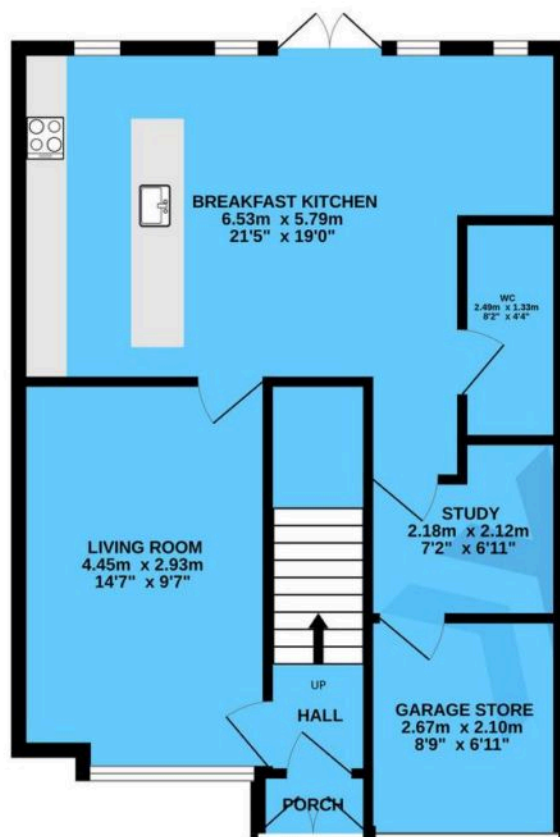
Services – water on a meter, mains gas, electricity and sewers. Broadband – cable. Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

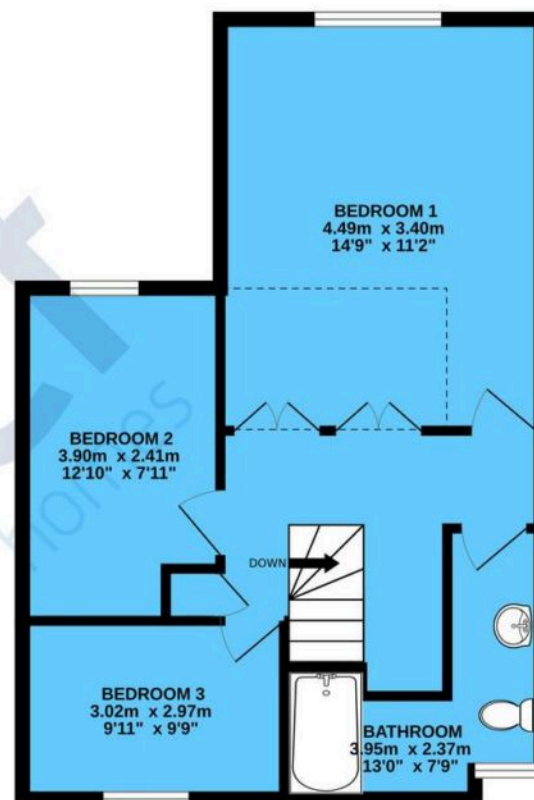
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 111.0 sq.m. (1195 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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