



Hampton Road, Knowle

Guide Price £499,950



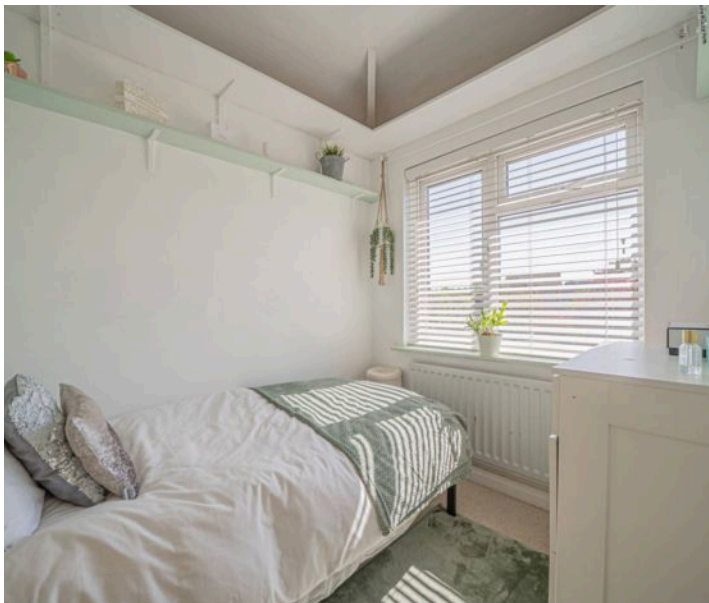




## PROPERTY OVERVIEW

Nestled in the heart of the charming Knowle Village, this exquisite three-bedroom, one-bathroom semi-detached house offers a perfect blend of modern comforts and timeless appeal. Approaching the property, you are greeted by a large gravel driveway that offers ample parking space, setting the tone for the grandeur that lies within.

Step inside to discover a thoughtfully laid out interior. The ground floor boasts a well-proportioned reception room at the front of the property, complete with a striking feature fireplace that adds a touch of elegance. At the rear, a breakfast kitchen awaits, featuring an island for added functionality and a convenient conservatory that is currently utilised as a dining room, perfect for entertaining guests or enjoying family meals.



Ascend the stairs to the upper level, where three generously sized bedrooms await. Two of the bedrooms are doubles, offering spacious sanctuaries for relaxation. These bedrooms are serviced by a well-appointed family bathroom, ensuring that every aspect of daily living is catered to with comfort and style.



Set against the backdrop of a large garden, the property also features a notable garden room that adds a touch of sophistication to outdoor living. The sprawling garden space offers endless possibilities for outdoor activities, relaxation, or hosting gatherings with loved ones. There is also a useful utility area and outdoor store accessed directly from the patio area.

Conveniently located just 400 metres from Knowle High Street, residents are within walking distance of all the amenities that Knowle Village has to offer. From boutique shops to cosy cafes and acclaimed restaurants, everything you need is just a stone's throw away. Additionally, the property is ideally situated for local schools, making it a prime choice for families looking to provide their children with a quality education.

Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and experience the epitome of luxury living in the heart of Knowle Village.







- Three-Bedroom, One-Bathroom Semi Detached House Located In The Heart Of Knowle Village
- Set Behind A Large Gravel Driveway Providing Ample Parking
- Downstairs, The Property Boasts A Well Proportioned Reception Room To The Front Of The Property With A Feature Fireplace
- To The Rear Lies A Breakfast Kitchen With The Added Benefit Of An Island And A Useful Conservatory, Currently Utilised As A Dining Room
- Upstairs, The Property Benefits From Three Well Proportioned Bedrooms, Two Of Which Are Doubles, With All Bedrooms Being Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Large Garden Which Boasts A Good Size Garden Room
- Located 400m From Knowle High Street & All Of Knowle Village's Amenities
- Ideally Situated For Local Schools







## 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





## **ENTRANCE HALLWAY**

### **RECEPTION ROOM**

13' 9" x 13' 7" (4.20m x 4.15m)

### **WC**

### **BREAKFAST KITCHEN**

16' 9" x 10' 4" (5.10m x 3.15m)

### **CONSERVATORY**

15' 9" x 9' 6" (4.80m x 2.90m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 5" x 9' 11" (3.47m x 3.03m)

### **BEDROOM TWO**

10' 3" x 9' 11" (3.13m x 3.03m)

### **BEDROOM THREE**

7' 5" x 6' 4" (2.27m x 1.93m)

### **BATHROOM**

6' 8" x 6' 5" (2.03m x 1.95m)

### **TOTAL SQUARE FOOTAGE**

105.6 sq.m (1137 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **GARDEN**

### **UTILITY**

6' 0" x 4' 3" (1.84m x 1.30m)

### **STORE**

5' 7" x 4' 3" (1.70m x 1.30m)

### **GARDEN ROOM**

17' 4" x 7' 7" (5.28m x 2.30m)



**ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, some carpets, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and greenhouse.

**ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Loft – partially 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 : 105.6 sq.m. (1137 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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