



Ullenhall Road, Knowle

Guide Price £575,000







## PROPERTY OVERVIEW

Situated in the sought-after location of Knowle Village, this significantly extended and modernised four-bedroom, two-bathroom semi-detached house offers a perfect blend of contemporary living and convenience. Boasting ample parking space provided by the front lawn tarmac driveway, the property welcomes you in through a porch and entrance hallway leading to a spacious lounge with a charming feature bay window. The heart of the home lies at the back, where a large open-plan kitchen diner and family room await, complemented by a practical utility room and guest WC. This versatile living space is perfect for every-day living and entertaining guests with ease and style. Upstairs, four well-proportioned bedrooms offer comfortable retreats, serviced by two modern bathrooms, including an en-suite to the principal bedroom. Each room is thoughtfully designed to provide a peaceful sanctuary for relaxation and rest. Venturing outside, a south-facing landscaped garden provides a serene outdoor escape, complete with a large feature patio ideal for al-fresco dining and enjoying sunny afternoons. Conveniently positioned for families, the property is within walking distance of Knowle Village and all the amenities the area has to offer. In addition, being located within the prestigious Arden Academy catchment area, this home ensures top-quality education is within reach.







Benefiting from its close proximity to excellent schools and local amenities, this property offers a fantastic opportunity to embrace a modern lifestyle in a prime location. Don't miss the chance to make this wonderfully presented semi-detached house your new home.

#### 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







- Significantly Extended & Modernised Four Bedroom Two Bathroom Semi-Detached House Located Walking Distance To Knowle Village
- Set Behind A Front Lawn Tarmac Driveway Providing Ample Parking
- The Property Is Accessed Via The Porch & Entrance Hallway Which Leads To A Well Proportioned Living Room With Feature Bay Window
- To The Rear Of The Property Is A Large Open-Plan Kitchen/Dining & Family Room Which Is Supported By A Useful Utility Room & Guest WC
- Upstairs The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A South Facing Landscaped Garden With A Large Feature Patio
- Ideally Located For Schools & Set Within The Prestigious Arden Academy Catchment Area
- Walking Distance To Knowle Village & All Of Knowle's Amenities

#### **PORCH**

#### **HALLWAY**

#### **LIVING ROOM**

15' 1" x 12' 0" (4.60m x 3.65m)

#### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

24' 3" x 18' 6" (7.40m x 5.65m)

#### **UTILITY**

8' 8" x 8' 4" (2.65m x 2.55m)

#### **WC**

4' 6" x 3' 9" (1.38m x 1.15m)

#### **STORE**





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

13' 9" x 10' 2" (4.20m x 3.10m)

### **ENSUITE**

7' 5" x 4' 7" (2.27m x 1.40m)

### **BEDROOM TWO**

11' 0" x 8' 6" (3.35m x 2.60m)

### **BEDROOM THREE**

10' 6" x 7' 10" (3.20m x 2.40m)

### **BEDROOM FOUR**

12' 0" x 7' 10" (3.65m x 2.40m)

### **FAMILY BATHROOM**

7' 5" x 6' 3" (2.25m x 1.90m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 118.6 sq.m. = 1277 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **SOUTH FACING LANDSCAPED REAR GARDEN**

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

Oven, hob, extractor, fridge freezer and dishwasher, garden shed, all carpets and blinds, some light fittings and fitted wardrobes in bedroom one and two.



#### **ADDITIONAL INFORMATION**

Services – Mains gas, electricity and water on a meter.  
Loft – Partially boarded. FFTP (fibre to the premises)

#### **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.

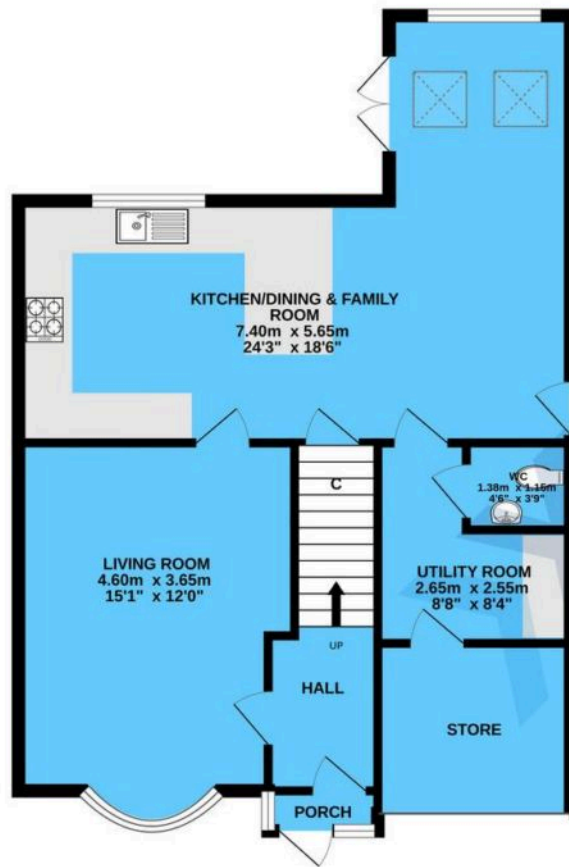
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



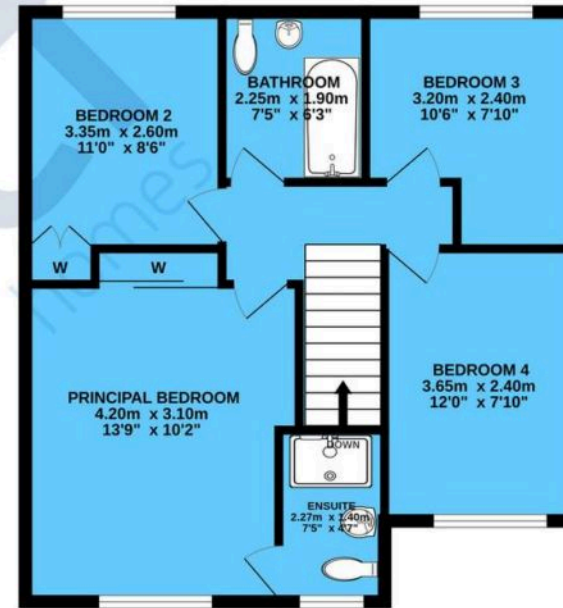




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 118.6 sq.m. (1277 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

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