



## Purnells Way, Knowle

Guide Price £560,000





## PROPERTY OVERVIEW

This two-bedroom detached bungalow is ideally situated within walking distance of Knowle Village. Upon arrival, the property welcomes you with a front lawn and block-paved driveway, complemented by a single garage.

The serene front of the property beckons with a well-proportioned lounge and a fully fitted breakfast kitchen that seamlessly flows into the conservatory.

The rear of the property boasts two spacious bedrooms, both equipped with fitted wardrobes for added convenience.

A well-established garden at the rear of the property provides a peaceful retreat, complete with a full-width patio for outdoor relaxation.

Presented to the market with the added advantage of no upward chain, this home offers a seamless transition for the prospective buyer. Taking advantage of its prime location within walking distance to Knowle Village, residents have easy access to all the amenities that Knowle has to offer. The property's convenient location aligns perfectly with modern lifestyles, providing easy access to local shops, dining options, and other essential services.





Whether you are looking to downsize to a more manageable space or seeking a cosy home to start a new chapter, this property offers a versatile living environment suitable for various needs. With its charming features and practical layout, this bungalow presents a wonderful opportunity for those looking to immerse themselves in the vibrant community of Knowle.

Do not miss out on the chance to make this attractive property your own. Contact us today to schedule a viewing and experience the welcoming ambience and convenient location this bungalow has to offer.

#### 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





- Two Bedroom Detached Bungalow Located Walking Distance To Knowle Village
- Set Behind A Front Lawn & Block Paved Driveway Which Is Supported By A Single Garage
- To The Front Of The Property Is A Well Proportioned Lounge & A Fully Fitted Breakfast Kitchen Which Leads To The Conservatory
- To The Rear Of The Property Are Two Well Proportioned Bedrooms, Both Of Which Afford Fitted Wardrobes
- The Property Benefits From A Well Established Garden Which Boasts A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

18' 1" x 12' 2" (5.50m x 3.70m)

**BREAKFAST KITCHEN**

15' 3" x 10' 0" (4.65m x 3.05m)

**CONSERVATORY**

14' 5" x 9' 10" (4.40m x 3.00m)

**INTEGRAL GARAGE**

18' 10" x 9' 10" (5.75m x 3.00m)

**INNER HALLWAY**

**PRINCIPAL BEDROOM**

12' 10" x 10' 2" (3.90m x 3.10m)

**BEDROOM TWO**

9' 8" x 9' 6" (2.95m x 2.90m)

**SHOWER ROOM**

6' 9" x 4' 11" (2.05m x 1.50m)

**TOTAL SQUARE FOOTAGE**

95.5 sq.m (1028 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**GARDEN**

**FULL WIDTH PATIO**



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

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, all blinds and electric garage door.

#### **ADDITIONAL INFORMATION**

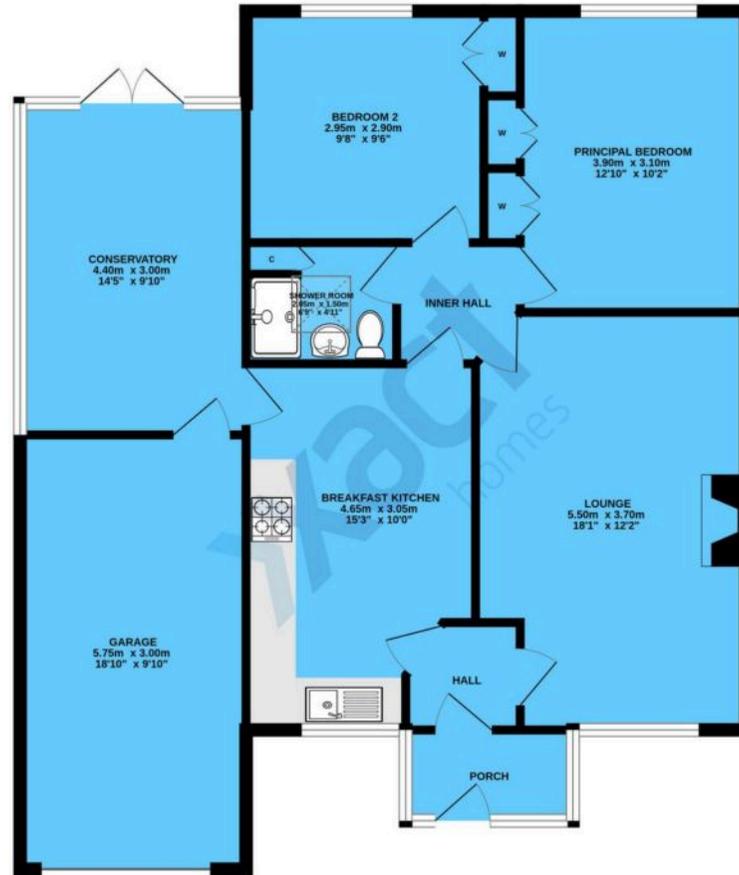
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

#### **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



TOTAL FLOOR AREA : 95.5 sq.m. (1028 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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