



44 Willowbank Road, B93 9QX
Sale Price of £625,000



**Love
Property Co.**

44 Willowbank Road, Knowle, Solihull, B93 9QX

Tenure – Freehold
EPC Rating – C
Council Tax Band - E

Love Property Co are pleased to offer this beautifully presented and homely 1292.2sq. ft (120.1sq. metres) property offering four bedrooms with built in wardrobes/storage.

Modern kitchen with integrated appliances and granite worktops benefits from a private rear garden with a large patio area and off-road parking for multiple vehicles with a single garage.

The hallway provides access to all downstairs rooms including wc, two reception rooms, kitchen, garden room garage and rear private garden.

To the first floor there are four bedrooms all with built in wardrobes/storage and main bedroom having shower cubicle and basin and family bathroom with shower over bath. The landing provides access to the boarded loft with ladders and light.

Externally there is a large patio area directly off the Kitchen or Garden room, perfect for alfresco dining throughout the summer months. The garden is mainly laid with lawn, a garden brick wall and fencing and bushes/shrubs. The Tarmac driveway has parking for multiple cars with a single 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 excellent junior and infant schools 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. 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.



PROPERTY MEASUREMENTS:

KITCHEN

8' 3" x 13' 8" (2.51m x 4.17m)

DINING ROOM

8' 7" x 11' 9" (2.61m x 3.58m)

LOUNGE

14' 8" x 11' 9" (4.47m x 3.58m)

GARDEN ROOM

13' 7" x 9' 4" (4.14m x 2.86m)

BEDROOM ONE

11' 7" x 12' 0" (3.53m x 3.66m)

BEDROOM TWO

11' 7" x 10' 5" (3.53m x 3.17m)

BEDROOM THREE

9' 5" x 7' 1" (2.86m x 2.16m)

BEDROOM FOUR

8' 8" x 8' 9" (2.63m x 2.67m)

FAMILY BATHROOM

5' 6" x 7' 9" (1.68m x 2.30m)

GARAGE

16' 10" x 7' 9" (5.14m x 2.35m)

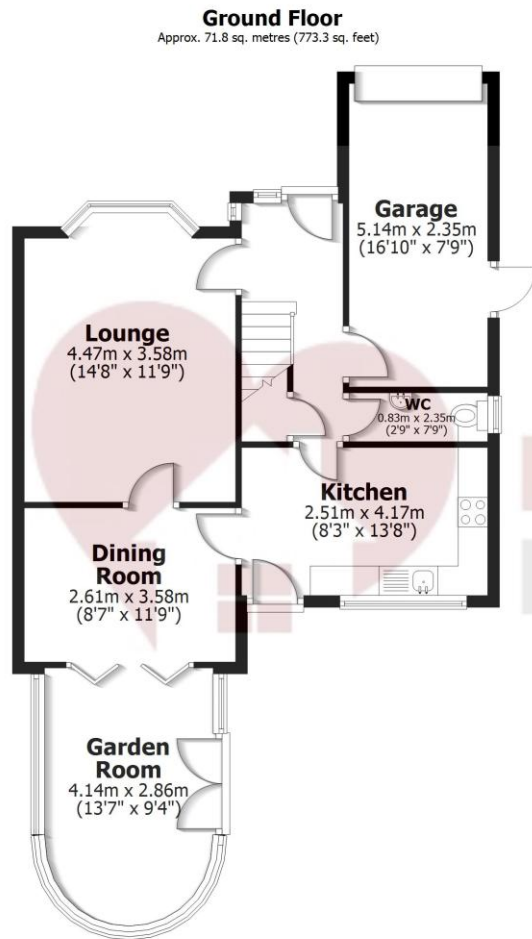
TOTAL SQUARE FOOTAGE

1292.2 sq. Feet (120.1 sq. Metres) approx.

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.





Total area: approx. 120.1 sq. metres (1292.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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