

HUNTERS[®]

HERE TO GET *you* THERE



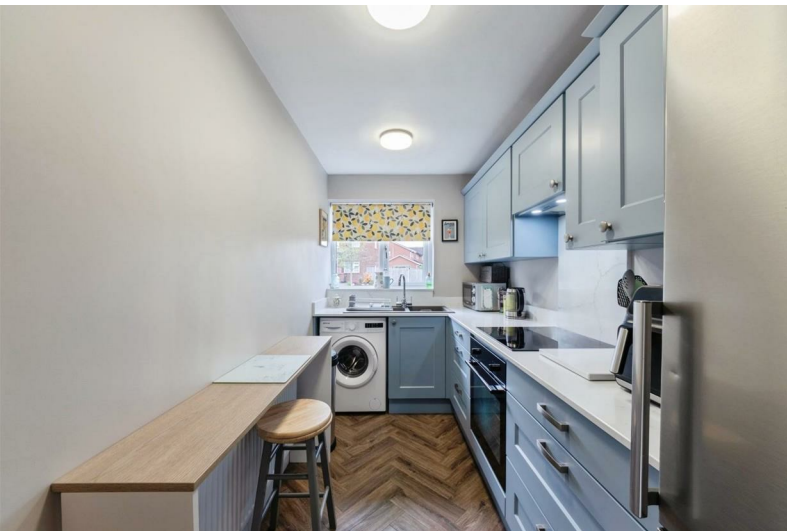
Knowlands Road

Shirley, Solihull, B90 4UG

Asking Price £399,950



Council Tax:



22 Knowlands Road

Shirley, Solihull, B90 4UG

Asking Price £399,950



Content

Superbly presented, detached, 2 bedroom home positioned on a quiet road in the sought after location of Monkspath.

Nestled on a peaceful road in the highly sought-after Monkspath area, this two-bedroom, detached, residence has been meticulously renovated to an exceptional standard. The home features a contemporary palette and seamless LVT flooring throughout main living spaces. The entrance hall leads to a well appointed kitchen, boasting sleek stone worktops, integrated appliances, and ample storage.

The heart of the home is a light-filled living room, complemented by a versatile second reception room featuring garden views complimented by a set of French doors leading to the patio area. The two double bedrooms are generously proportioned and beautifully presented.

Outside, the private rear garden offers a pleasant space to relax, with a lawn and a stone patio framed by mature shrubbery and fencing.

Location:

Monkspath is particularly well placed, with Solihull town centre just a short distance away, offering an excellent choice of shops, restaurants and leisure facilities, including Touchwood Shopping Centre and Tudor Grange Leisure Centre, along with its park and athletics track. Schooling for all age groups is also well catered for nearby.

Location

Opportunities like this are few and far between—a detached bungalow located within a quiet, established setting, ideal for downsizers or those looking to enjoy the ease of lateral living.

The area itself is particularly well placed, with Solihull

town centre just a short distance away, offering an excellent choice of shops, restaurants and leisure facilities, including Touchwood Shopping Centre and Tudor Grange Leisure Centre, along with its park and athletics track. Schooling for all age groups is also well catered for nearby.

Getting around is straightforward, with convenient public transport links into the town centre, while for those needing to travel further afield, Solihull railway station, the M42 motorway, Birmingham Airport, Birmingham International railway station and the National Exhibition Centre are all within approximately a 15 minutes drive.

Kitchen

10'10" x 5'10" (3.31 x 1.78)

Living room

15'11" x 10'9" (4.86 x 3.28)

Dining/Second reception room

20'5" x 7'3" (6.24 x 2.22)

Shower room

6'2" x 5'10" (1.89 x 1.79)

Bedroom one

15'3" x 7'9" (4.65m x 2.36m)

Bedroom two

13'3" x 9'9" (4.04 x 2.98)

Tenure

The Agent understands from the vendor that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council tax

Band D

Services

Hunters estate agents understand from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees

General

Agents Note

Important Notice – Please Read Carefully

These particulars are provided for general and illustrative guidance only. Whilst we aim to ensure their accuracy, we cannot guarantee that all details are complete or free from error, and they may be subject to change. The information does not form part of any offer or contract.

We are not qualified surveyors or legal professionals and, as such, we cannot comment on the condition of the property, title matters, or any related legal considerations. Prospective buyers are advised to seek independent advice and carry out their own due diligence before proceeding with any transaction.

All photographs and floorplans are for illustrative purposes only. Items shown may not be included in the sale unless specifically stated. Any reference to fixtures, fittings or appliances does not imply that they are in working order, and these have not been tested. All measurements provided are approximate.

We accept no liability for any loss or damage arising from reliance on this information.

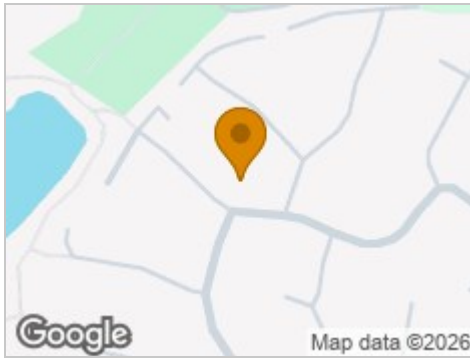
Anti-Money Laundering (AML) Requirements

In line with current regulations, we are required to carry out identity verification and obtain information regarding a buyer's financial position. These checks form part of our Customer Due Diligence obligations and must be completed before a property can be formally agreed as sold subject to contract. These requirements are set by law and overseen by Trading Standards.

These checks will be initiated once an offer has been provisionally accepted. A fee of £49 (inclusive of VAT) is payable per transaction. This covers the cost of obtaining the necessary information, along with any associated manual verification and ongoing monitoring. Payment is made in advance via Coadjute.



Road Map



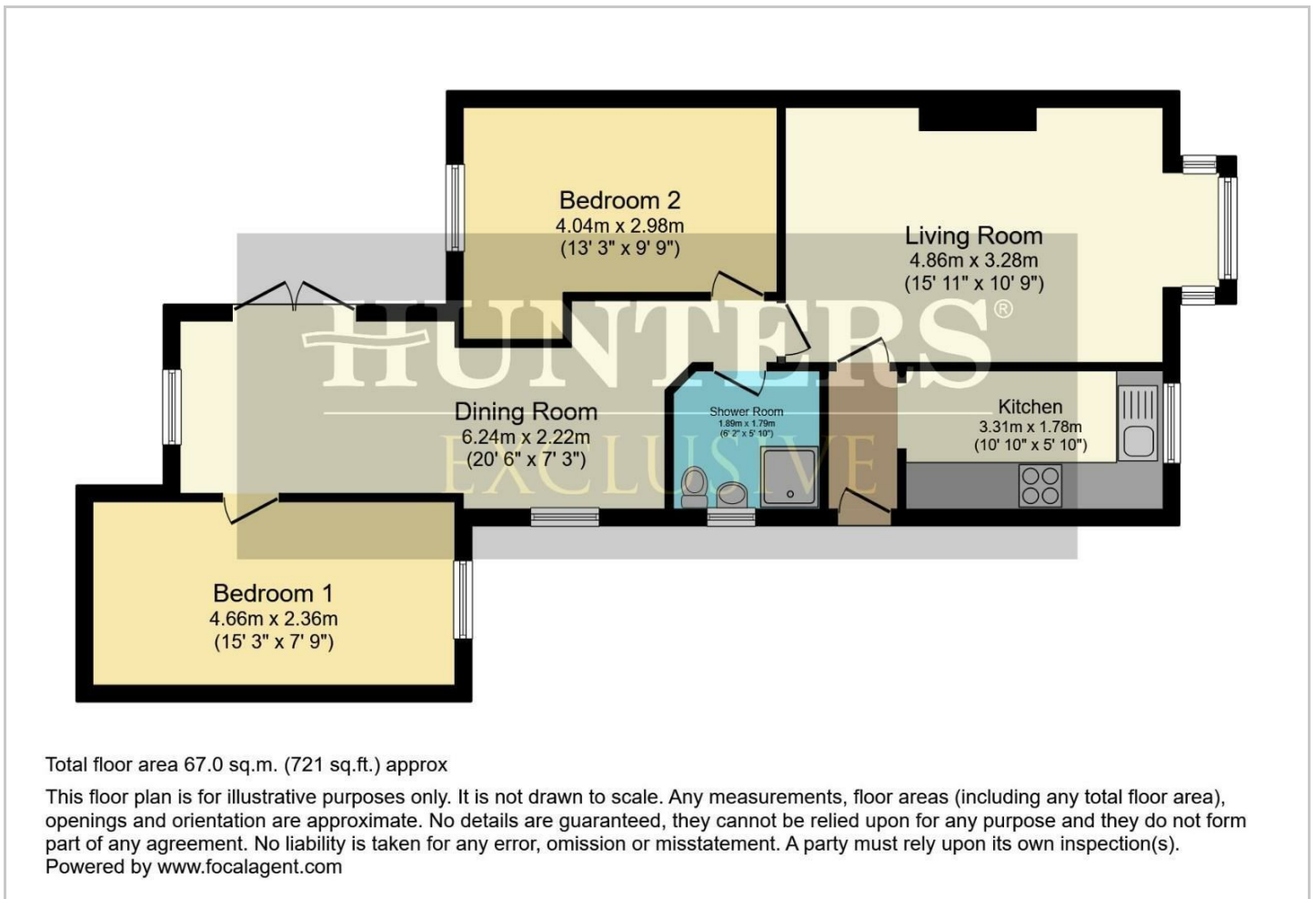
Hybrid Map



Terrain Map



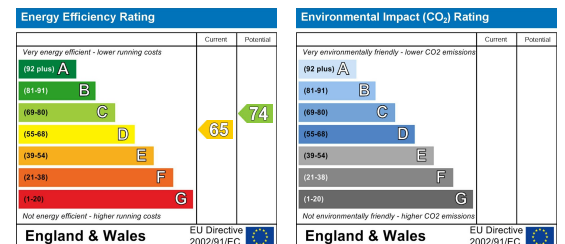
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.