



3 Alveston Grove, B93 9NT

Sale Price of £700,000



**Love
Property Co.**

3 Alveston Grove, Knowle, Solihull, B93 9NT

Tenure - Freehold

EPC Rating – C

Council Tax Band - F

Love Property Co are pleased to offer this rare to market 1952.3 sq. ft (181.4 sq. meters) great square foot value B93 property that is situated within the esteemed Arden Academy catchment area. This four double bedroom detached property is also being sold with ****NO CHAIN**** and presents an exceptional opportunity for those who want to live close to Knowle high street and local amenities.

Upon entering the property, you are greeted by a large entrance hallway that leads to the lounge, good-sized new kitchen with Range Master with ample cupboards and worktops. Next to the kitchen is the utility with plumbing for a washing machine and space for a tumble dryer with storage cupboards and sink

Offering versatile living arrangements, the ground floor is home to a double bedroom and a shower/wet room, providing convenience and functionality for occupants of all ages. Meanwhile, the first floor boasts an additional three double bedrooms a shower room and a family bathroom, ensuring privacy and comfort for all residents.

The property benefits from a mature and lawned garden and a large sized block paved patio, and second gravelled patio with shed perfect for those who appreciate outdoor living and al fresco dining.

The property's location within the sought-after Arden Academy catchment area adds further appeal. Renowned for its academic excellence and high standards, the academy offers exceptional educational opportunities for families with school-aged children, making this property an attractive choice for families looking to secure a bright future for their loved ones.



PROPERTY MEASUREMENTS:

LOUNGE/LIVING ROOM

12' 4" X 20' 0" (3.76m x 6.10m)

KITCHEN

19' 2" X 9' 9" (5.84m x 2.98m)

UTILITY

29' 1" X 4' 4" (8.88m x 1.32m)

DINING ROOM

15' 1" X 13' 4" (4.59m x 4.07m)

CONSERVATORY/ORANGERY

7' 8" X 12' 6" (2.34m x 3.82m)

SHOWER/WET ROOM (GROUND FLOOR)

4' 7" X 5' 1" (1.40m x 1.56m)

BEDROOM ONE (FIRST FLOOR)

15' 1" X 12' 9" (4.59m x 3.88m)

SHOWER ROOM (FIRST FLOOR)

6' 6" X 5' 6" (1.98m x 1.67m)

BEDROOM TWO (FIRST FLOOR)

12' 10" X 12' 8" (3.91m x 3.87m)

BEDROOM THREE (FIRST FLOOR)

9' 7" X 11' 7" (2.92m x 3.53m)

BEDROOM FOUR (GROUND FLOOR)

15' 1" X 10' 0" (4.59m x 3.04m)

FAMILY BATHROOM (FIRST FLOOR)

8' 8" X 9' 7" (2.63m x 2.93m)

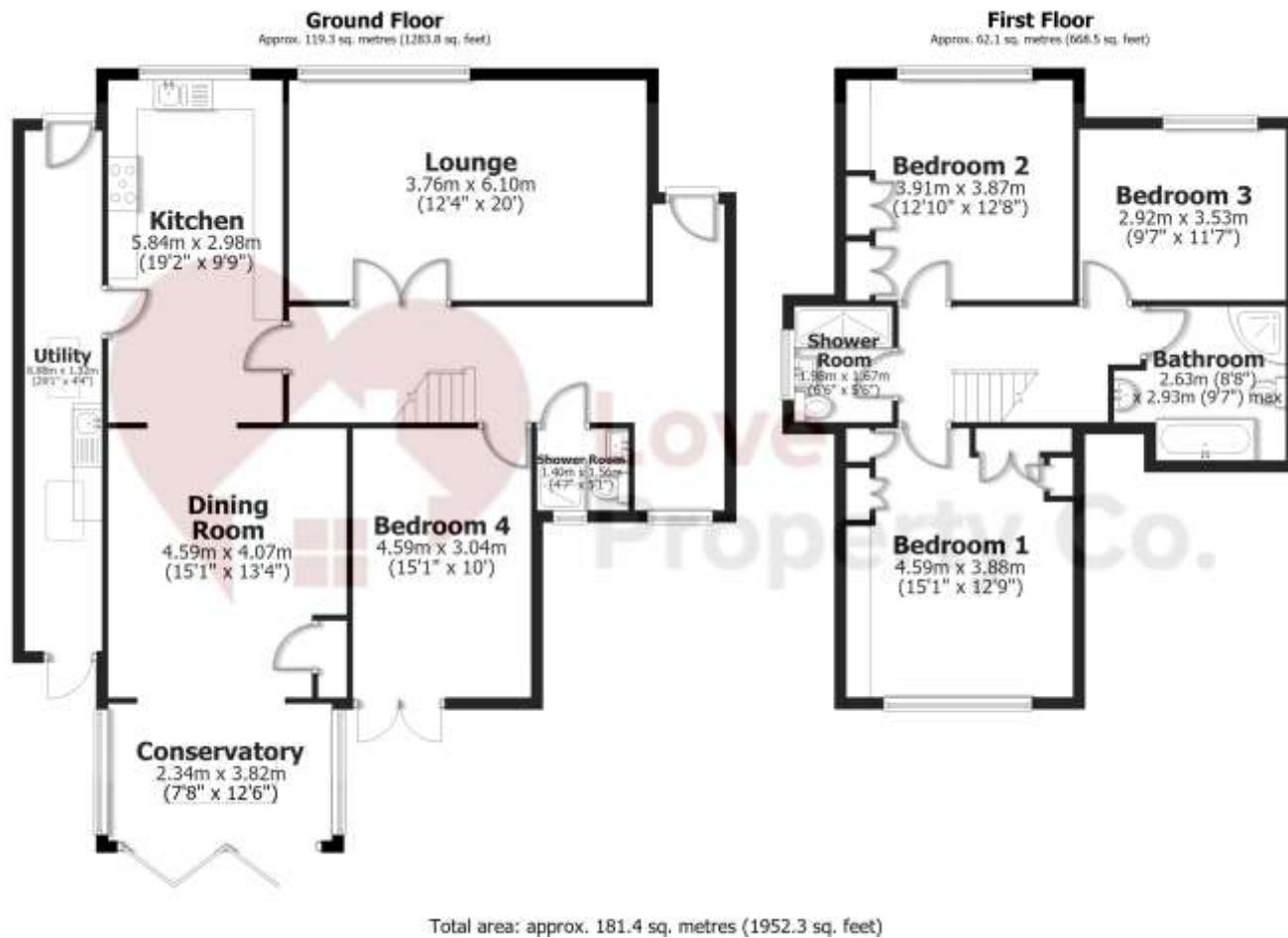
TOTAL SQUARE FOOTAGE

1952.3 sq. Feet (181.4 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.





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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