







Purnells Way, Solihull

Tenure: Freehold

- Close to Knowle High Street and local amenities & Excellent transport links
- Approximately 2,094 sq ft of accommodation
- Conservatory
- Modern fitted kitchen
- Family bathroom
- Convenient for Arden Academy and local schools
- Four well-proportioned bedrooms
- Spacious living room
- Ground-floor WC

Guide Price £750,000

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Purnells Way, Solihull

DESCRIPTION

A beautifully presented modern four-bedroom detached family home, ideally situated in the highly sought-after area of Knowle. Offering approximately 2,094 sq ft of versatile accommodation arranged over two floors, this impressive property provides generous living space, excellent bedroom accommodation and a substantial second-floor loft space.

The ground floor offers a welcoming entrance hall leading to a spacious living room, separate dining room and modern fitted kitchen. The dining room provides direct access to the conservatory, creating an excellent additional space overlooking the rear garden and ideal for entertaining or relaxing with the family.

The kitchen is well equipped with a range of fitted wall and base units, providing ample storage and preparation space. The ground floor also benefits from a useful WC, while the integral garage provides valuable storage and parking facilities.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for a growing family. The principal bedroom is particularly spacious, complemented by three further bedrooms and a family bathroom.

Externally, the property benefits from a garage, driveway and garden space, providing the practical outdoor areas expected of a modern detached family home.

The property is ideally located for access to Knowle High Street and its excellent selection of shops, cafés, restaurants and everyday amenities. There are also good transport links providing access towards Solihull, Birmingham and surrounding areas.

For families, the area is particularly attractive for its selection of well-regarded schools, including proximity to Arden Academy.

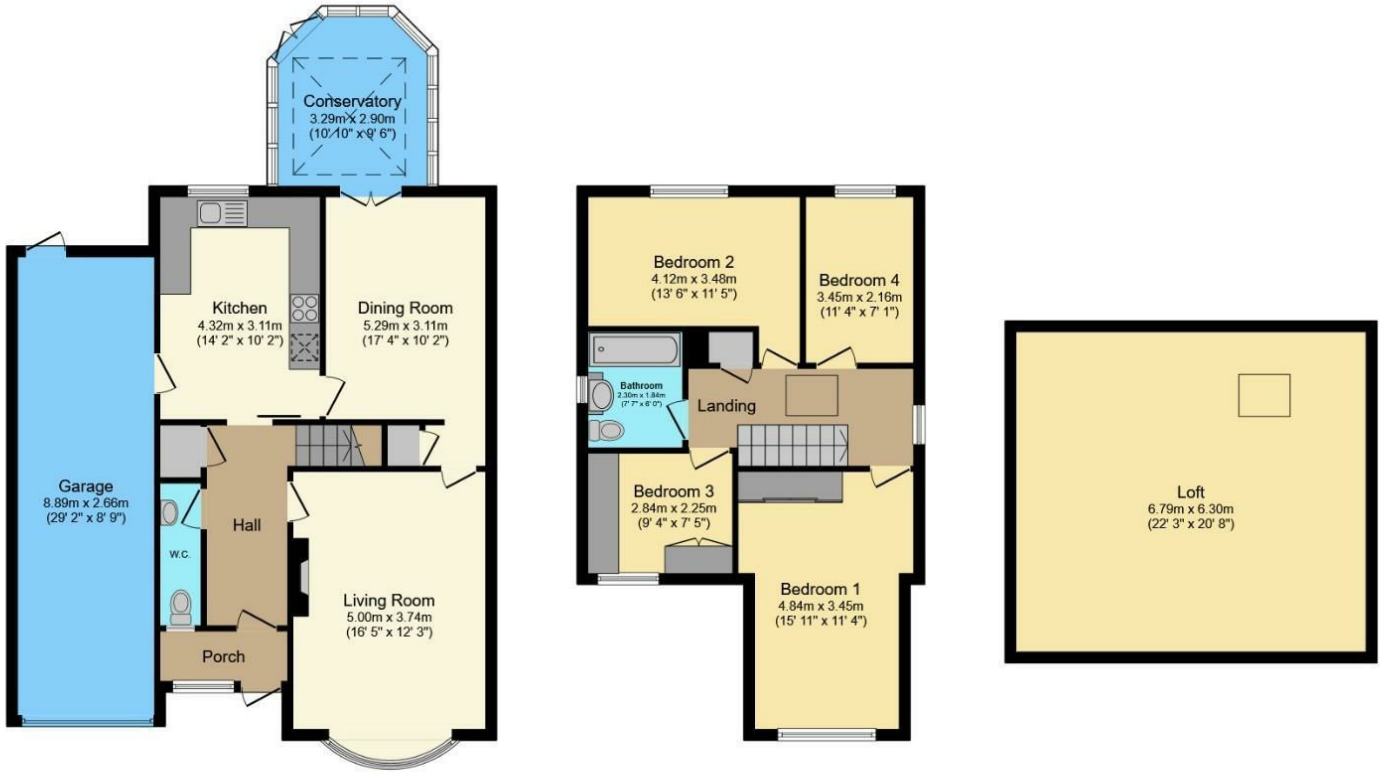








Council Tax: F



Total floor area 194.6 sq.m. (2,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

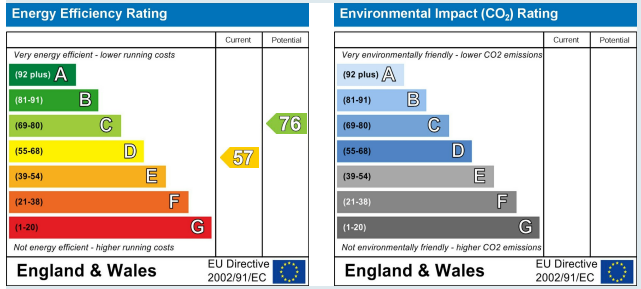
Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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