



11 Newton Road, B93 9HL

Sale Price of £625,000



**Love
Property Co.**

11 Newton Road, Knowle, Solihull, B93 9HL

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

Love Property Co are pleased to offer this good sized well-presented 1741.3 sq. feet (161.8 sq. metres) four-bedroom semi-detached property with scope to extend further (STPP) that is nestled in a sought-after location, this extended property presents an exciting opportunity for those who like to walk into a property that is well maintained and well looked after.

Set back behind a tarmacadam driveway, the curb-appealing exterior offers ample parking space along with a garage for added convenience.

Upon entering, via the porch the reception hallway guides you into the dining room, the extended lounge, and the well-appointed extended Kitchen with integrated appliances and additionally, a utility room and wc to provide further practicality.

Upstairs, the property boasts four well-appointed bedrooms on the first floor, master with a high quality en-suite and walk-in-wardrobe with a separate family bathroom, ensuring comfort and convenience for all residents.

The landscaped southwest rear garden is mainly laid with lawn with well matured hedges and shrubbed borders and patio areas to offer a tranquil outdoor space for relaxation and entertainment.

Beyond the property, the advantageous location within easy walking distance to Knowle Park and Village, along with proximity to local schools, ensures that residents can enjoy a well-rounded lifestyle with access to essential amenities and attractions in the area.



PROPERTY MEASUREMENTS:

KITCHEN

11'3" X 19' 9" (3.43m x 6.03m)

UTILITY

10' 1" X 5' 2" (3.07m x 1.58m)

WC

2' 7" X 5' 2" (0.78m x 1.58m)

LOUNGE

20' 10" X 11' 9" (6.36m x 3.59m)

DINING ROOM

12' 11" X 11' 9" (3.94m x 3.59m)

BEDROOM 1

12' 7" X 11' 9" (3.84m x 3.59m)

EN-SUITE

7' 0" X 7' 11" (2.14m x 2.42m)

BEDROOM 2

14' 3" X 16' 1" (4.35m x 4.89m)

BEDROOM 3

11' 3" X 11' 9" (3.44m x 3.59m)

BEDROOM 4

5' 8" X 8' 0" (1.73m x 2.44m)

FAMILY BATHROOM

4' 10" X 11' 3" (1.48m x 3.44m)

GARAGE

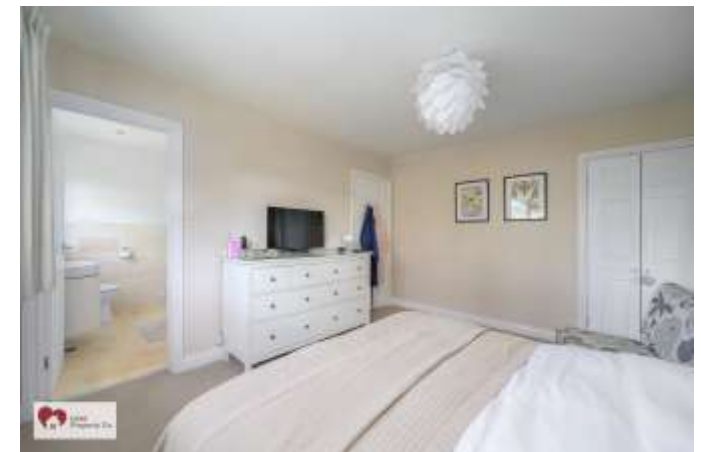
16' 8" X 7' 10" (5.07m x 2.38m)

TOTAL SQUARE FOOTAGE

1741.3 sq.ft (161.8 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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