

DRAKES

ESTATE AGENTS



Knightsbridge Road, Solihull, B92 8RB

£525,000

- An Impressive Extended Semi-Detached
- Three Double Bedrooms
- Dual Aspect Lounge/Dining Room
- Fabulous Extended Kitchen
- Study & Utility Room
- Downstairs Shower Room/Guest WC
- Entertainment Bar
- Extended Family Bathroom
- Luxury Ensuite Shower Room
- Generous South Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Study to front - 3.35m x 1.83m (11'0" x 6'0")
- Lounge area to front - 3.61m x 3.3m (11'10" x 10'10") plus bay
- Dining area to rear - 3.76m x 3.15m (12'4" x 10'4")
- Kitchen to rear - 5.56m x 4.42m (18'3" x 14'6")
- Shower Room/Guest to side WC - 1.8m x 1.52m (5'11" x 5'0")
- Utility Room to rear - 2.01m x 2.24m (6'7" x 7'4")
- Bar - 2.39m x 2.29m (7'10" x 7'6")
- Bedroom One to rear - 4.47m x 3.12m (14'8" x 10'3") into bay
- Dressing Room/Walk-in wardrobe to rear - 2.59m x 2.24m (8'6" x 7'4")
- Ensuite to side - 2.87m x 1.02m (9'5" x 3'4") plus shower cubicle
- Bedroom Two to front - 3.99m x 3.43m (13'1" x 11'3") into bay max
- Family Bathroom to front - 1.75m x 3.2m (5'9" x 10'6") plus shower cubicle
- Bedroom Three/Cinema Room - 5m x 4.52m (16'5" x 14'10")
- Gymnasium/Office - 5.28m x 4.09m (17'4" x 13'5")

We believe this is one of the most impressive semi-detached properties currently on the market in Solihull, the property has been significantly and imaginatively extended to provide spacious accommodation comprising in brief of entrance porch, reception hall, dual aspect lounge/dining room, study, downstairs shower room/guest WC, fabulous extended kitchen, utility room, entertainment bar, three double bedrooms, extended family bathroom, dressing room/walk-in wardrobe, luxury ensuite shower room, generous south facing rear garden and a home gymnasium/office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
EU Directive 2002/91/EC		

COUNCIL TAX BAND: D
 EPC Rating: C
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.