



Purnells Way, Knowle

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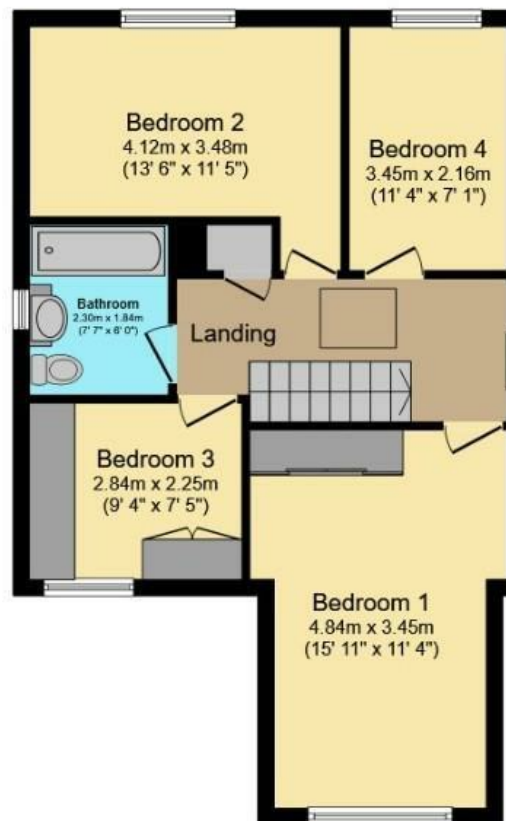
Guide Price £750,000

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.

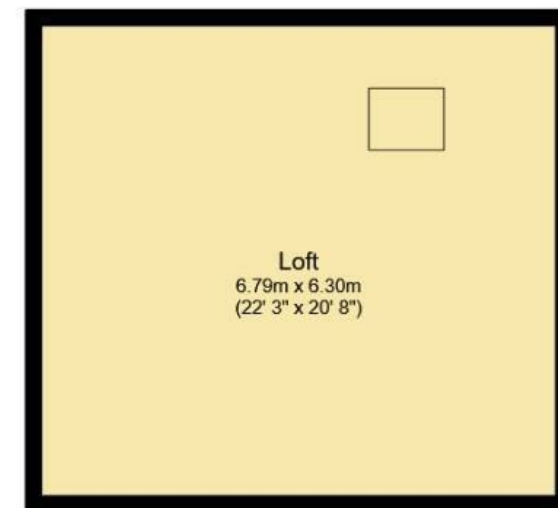
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Ground Floor



First Floor



Second Floor

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).

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Living Room

16'4" x 12'3"

Dining Room

17'4" x 10'2"

Kitchen

14'2" x 10'2"

Bedroom One

15'10" x 11'3"

Bedroom Two

13'6" x 11'5"

Bedroom Three

9'3" x 7'4"

Bedroom Four

11.4 x 7.1

Bathroom

7'6" x 6'0"

Garage

29'1" x 8'8"

General

Tenure

The Agent understands 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

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F

Services

Hunters understands 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

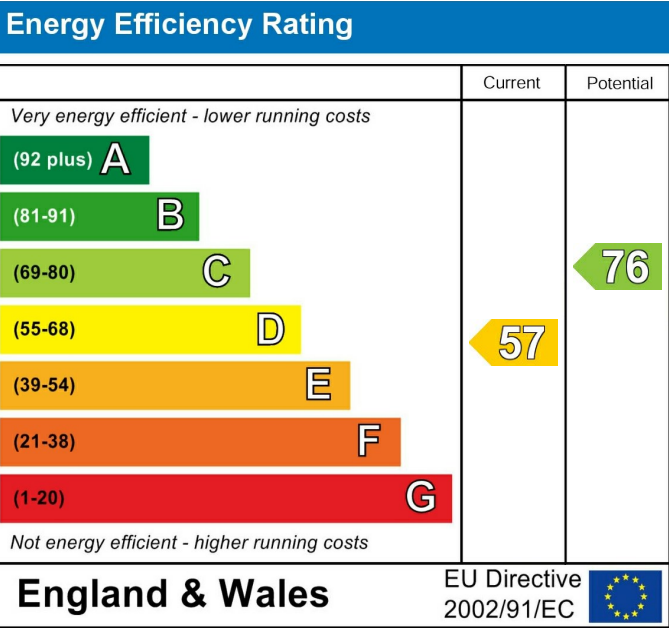
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Anti-Money Laundering

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information, and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this, or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



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. 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.









