

Moorfield Avenue, Knowle

Guide Price £625,000

xact HOMES







PROPERTY OVERVIEW

This impressive four bedroom, two bathroom detached house is situated within the highly sought after Knowle Village, offering a superb family home in a prime location. Set back from the road behind a generous tarmac driveway, the property also boasts a full size single garage for additional parking or storage. Upon entering, you are welcomed by a spacious entrance hallway that leads to a well proportioned lounge at the front of the home, featuring a fireplace and a charming bay window that allows for plenty of natural light. To the rear, an additional reception room provides versatile living space and is enhanced by sliding doors, creating a seamless flow for entertaining or relaxing. The contemporary breakfast kitchen is well appointed with a range of integrated appliances and offers ample workspace for culinary enthusiasts, while a separate utility room provides further convenience for laundry and storage needs. Upstairs, the first floor accommodates four generously sized bedrooms, ensuring plenty of space for family or guests. The principal bedroom benefits from its own en-suite bathroom, providing a touch of luxury and privacy, while the remaining bedrooms are serviced by a modern family bathroom.







The property is presented to the market with the advantage of no upward chain, making for a straightforward and hassle free purchase. Located within the prestigious Arden Academy catchment area, this home is ideal for families seeking access to excellent schooling. With its thoughtful layout, quality finishes, and desirable setting, this detached residence represents a rare opportunity to acquire a substantial home in a thriving community. Early viewing is highly recommended to fully appreciate the space, comfort, and lifestyle on offer.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Two Bathroom Detached House Located Within Knowle Village
- Set Behind A Large Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Well Proportioned Lounge To The Front With A Feature Fireplace & Bay Window
- To The Rear Is An Additional Reception Room With Sliding Doors Onto The Garden. Also To The Rear Is A Breakfast Kitchen With Integrated Appliances. The Kitchen Is Supported By A Utility
- Located On The First Floor Are Four Well Proportioned Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Located To The Rear Of The Property Is A South Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Academy Catchment Area

ENTRANCE HALLWAY

WC

LOUNGE
12' 0" x 18' 0" (3.65m x 5.49m)

RECEPTION ROOM
9' 11" x 11' 5" (3.01m x 3.47m)

BREAKFAST KITCHEN
9' 7" x 14' 11" (2.91m x 4.55m)

UTILITY ROOM
7' 11" x 12' 2" (2.42m x 3.72m)

INTEGRAL GARAGE
8' 3" x 18' 6" (2.51m x 5.63m)



FIRST FLOOR

PRINCIPAL BEDROOM
11' 0" x 10' 2" (3.35m x 3.11m)

ENSUITE
10' 1" x 3' 1" (3.07m x 0.95m)

BEDROOM TWO
12' 11" x 8' 2" (3.94m x 2.50m)

BEDROOM THREE
6' 9" x 10' 3" (2.06m x 3.13m)

BEDROOM FOUR
6' 10" x 9' 7" (2.08m x 2.93m)

BATHROOM
10' 1" x 5' 3" (3.08m x 1.60m)

TOTAL SQUARE FOOTAGE
133.0 sq.m (1427 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE TARMAC DIVEWAY

REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Dishwasher, Garden shed, All carpets, curtains, blinds and light fillings and fitted wardrobes in one bedroom.

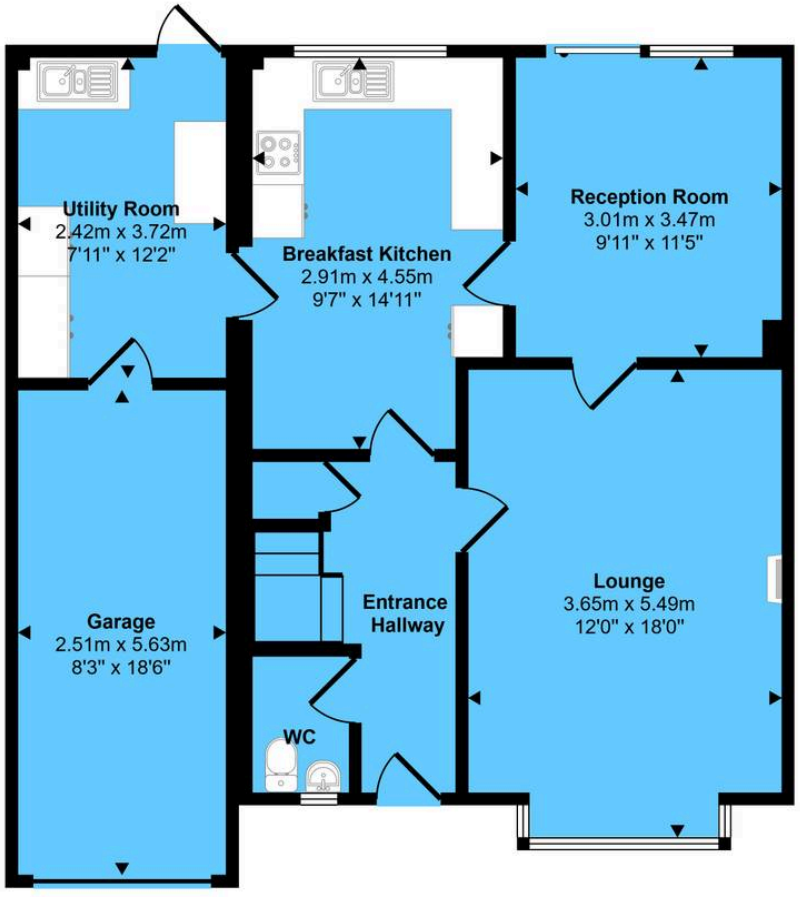
ADDITIONAL INFORMATION
Services – mains electricity and sewers. Broadband – Cable. Loft space – part boarded.



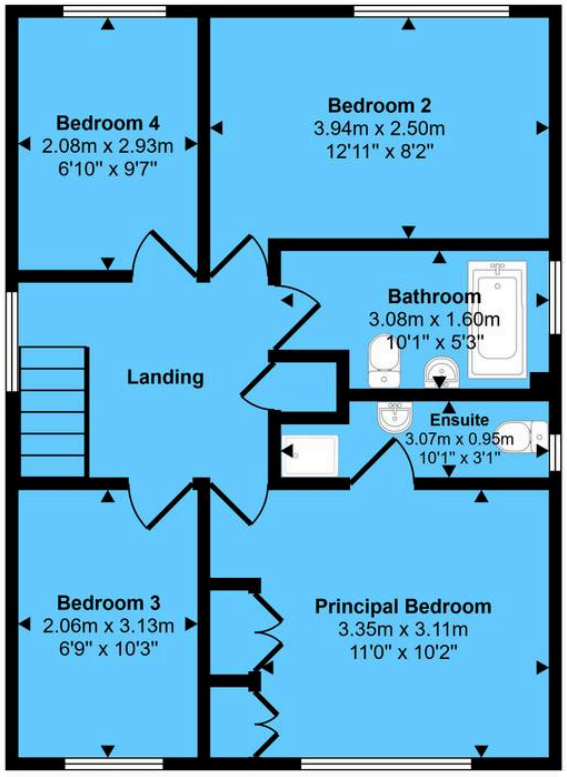
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
133 sq m / 1427 sq ft



Ground Floor
Approx 79 sq m / 855 sq ft



First Floor
Approx 53 sq m / 571 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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