



## St. Lawrence Close, Knowle

Guide Price £375,000



## PROPERTY OVERVIEW

This three bedroom mid terrace house is ideally situated adjacent to Knowle Park, within the highly sought-after village of Knowle.

The property is approached via a paved driveway and front lawn, providing both attractive kerb appeal and practical off-road parking, supported by a single garage for additional convenience or storage.

Upon entering, you are welcomed by an entrance hallway that leads to a comfortable lounge at the front of the house, offering delightful views over the green opposite. To the rear, a fully fitted breakfast kitchen provides an excellent space for family dining and entertaining.

Upstairs, the first floor features three well-proportioned bedrooms, each benefiting from natural light and generous proportions. These are serviced by a family bathroom, which is fitted with both a separate bath and shower for added flexibility.

The property is offered to the market with the benefit of no upward chain, making it an ideal option for families or professionals seeking a straightforward purchase.

To the rear of the property, you will find a well-proportioned garden, mainly laid to lawn, which provides a safe and private space for children to play or for outdoor entertaining.





The outdoor spaces complement the home's peaceful setting adjacent to the park, providing a tranquil retreat while remaining within easy reach of the vibrant village centre and its array of shops, cafes, and local amenities.

Located within the prestigious Arden Academy catchment area and within walking distance of Knowle village, the home is perfectly positioned to enjoy all the amenities the area has to 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: D

Tenure: Freehold





- Three Bedroom Mid Terrace House Located Adjacent To Knowle Park Within The Village Of Knowle
- To The Front Of The Property Is A Front Lawn & A Paved Driveway Which Is Supported By A Single Garage
- Lounge To The Front With Views Over The Park & Fully Fitted Breakfast Kitchen To The Rear
- To The First Floor Are Three Well-Proportioned Bedrooms, All Of Which Are Serviced By A Family Bathroom With Separate Bath & Shower
- To The Rear Of The Property Is A Well-Proportioned Garden, Mostly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Situated Within The Prestigious Arden Academy Catchment Area
- Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer



**ENTRANCE HALLWAY**

**LOUNGE**

10' 8" x 15' 3" (3.26m x 4.64m)

**BREAKFAST KITCHEN**

18' 8" x 8' 7" (5.68m x 2.61m)

**FIRST FLOOR**

**BEDROOM ONE**

10' 0" x 13' 6" (3.04m x 4.11m)

**BEDROOM TWO**

9' 11" x 10' 5" (3.03m x 3.18m)

**BEDROOM THREE**

8' 6" x 8' 6" (2.59m x 2.60m)

**BATHROOM**

8' 2" x 5' 10" (2.50m x 1.77m)

**TOTAL SQUARE FOOTAGE**

91.0 sq.m (983 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**DRIVEWAY PARKING**

**REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Freezer (in garage), fridge/freezer (in kitchen), dishwasher (in kitchen), washing machine (in kitchen), tumble dryer (in garage), all carpets, all curtains, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains water (with water meter), electricity and sewers. Broadband - ADSL copper wire. 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.

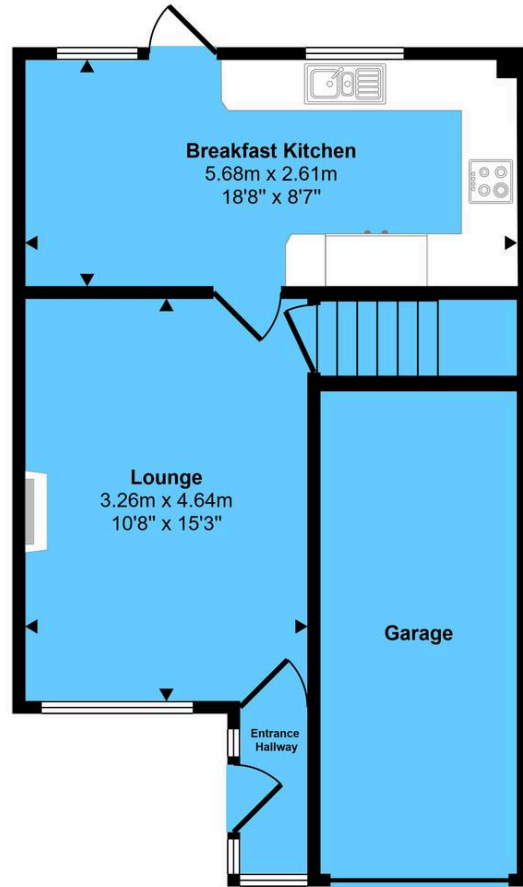
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

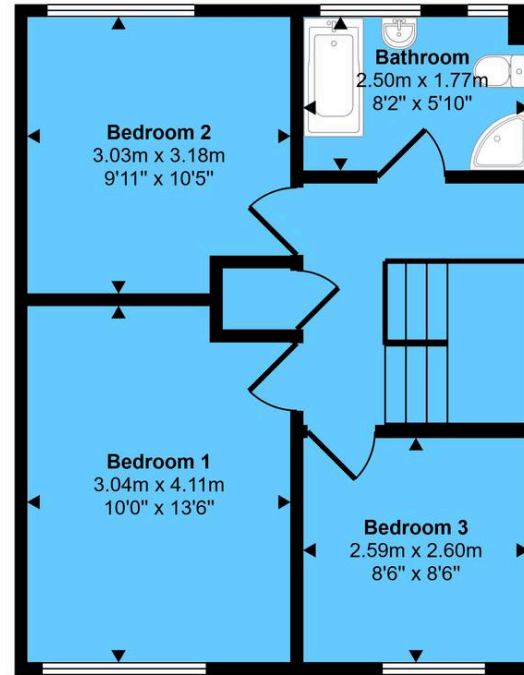
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
91 sq m / 983 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 43 sq m / 460 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.

**Xact Homes**

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