



Needhill Close, Knowle

Offers In Excess Of £395,000



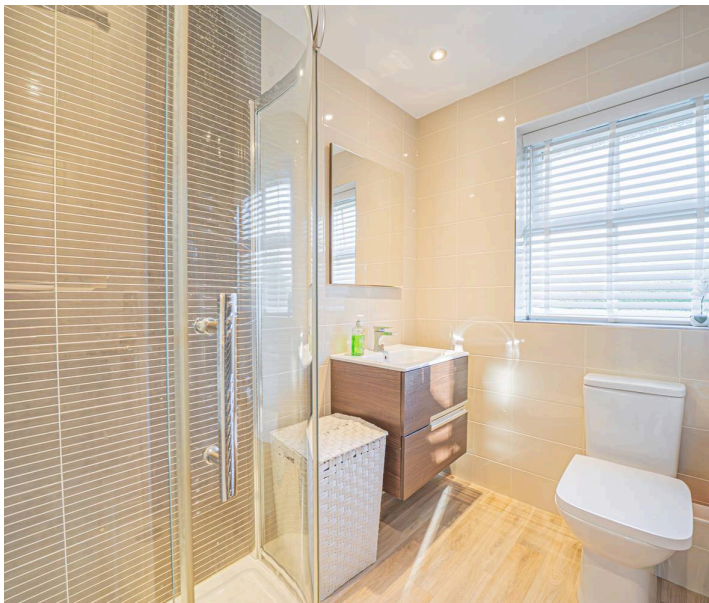


PROPERTY OVERVIEW

Introducing this well presented two bedroom semi detached house, ideally situated in the sought after village of Knowle. This property offers an excellent opportunity for those seeking a comfortable and modern home within close proximity to local amenities and highly regarded schools.

Upon arrival, the property is set back from the road, accessed via an inviting entrance hallway. The ground floor features a spacious and well proportioned lounge, which provides a welcoming space for relaxation or entertaining guests. Adjacent to the lounge is a fully fitted breakfast kitchen, thoughtfully designed to maximise both storage and workspace. The kitchen is equipped with a range of contemporary units and integrated appliances, making it perfectly suited for both every-day meals and more elaborate cooking. Completing the ground floor accommodation is a convenient guest WC and a conservatory, which benefits from French doors, allowing for an abundance of natural light and creating a seamless flow between living spaces.

To the first floor, the property comprises two generously sized double bedrooms. Both bedrooms benefit from fitted wardrobes, providing ample storage solutions while maintaining a sense of space and order. The bedrooms are serviced by a modern family shower room, finished to a high standard with contemporary fixtures and fittings for added comfort and convenience.



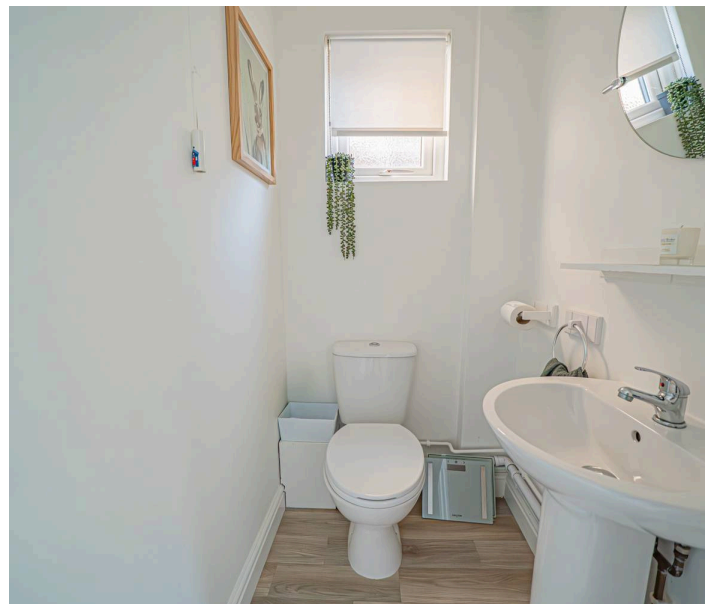


Additional features of this property include a block paved driveway and a garage, offering secure parking and further storage options. The property is also set within the prestigious Arden Academy catchment area, making it an excellent choice for families seeking access to outstanding educational facilities.

Located within walking distance of Knowle village, residents can enjoy a wealth of amenities including boutique shops, cafes, restaurants, and essential services. The village atmosphere is complemented by a strong sense of community and excellent transport links, ensuring easy access to surrounding areas.

This two bedroom semi detached house represents a fantastic opportunity to acquire a stylish and practical home in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and convenience on offer. Please contact us today to arrange your personal tour of this exceptional property.

- Two Bedroom Semi Detached House Located In The Village Of Knowle
- Set Behind A Front Lawn & Block Paved Driveway Which Is Supported By A Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Well Proportioned Lounge, Fully Fitted Breakfast Kitchen, A Conservatory With French Doors & A Convenient Guest WC
- To The First Floor Are Two Double Bedrooms, Both Affording Fitted Wardrobes & Both Being Serviced By A Modern Family Shower Room
- To The Rear Of The Property Is A Private Rear Garden Which Is Mostly Laid With Lawn And Benefits From A Feature Patio
- Set Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle 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



ENTRANCE HALLWAY

LOUNGE

14' 7" x 9' 10" (4.45m x 3.00m)

BREAKFAST KITCHEN

12' 10" x 7' 8" (3.91m x 2.33m)

CONSERVATORY

9' 6" x 7' 5" (2.90m x 2.25m)

WC

INTEGRAL GARAGE

12' 0" x 7' 9" (3.65m x 2.37m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 8" x 9' 7" (3.26m x 2.91m)

BEDROOM TWO

12' 8" x 7' 9" (3.87m x 2.36m)

SHOWER ROOM

7' 5" x 4' 9" (2.27m x 1.45m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (813 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in both bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

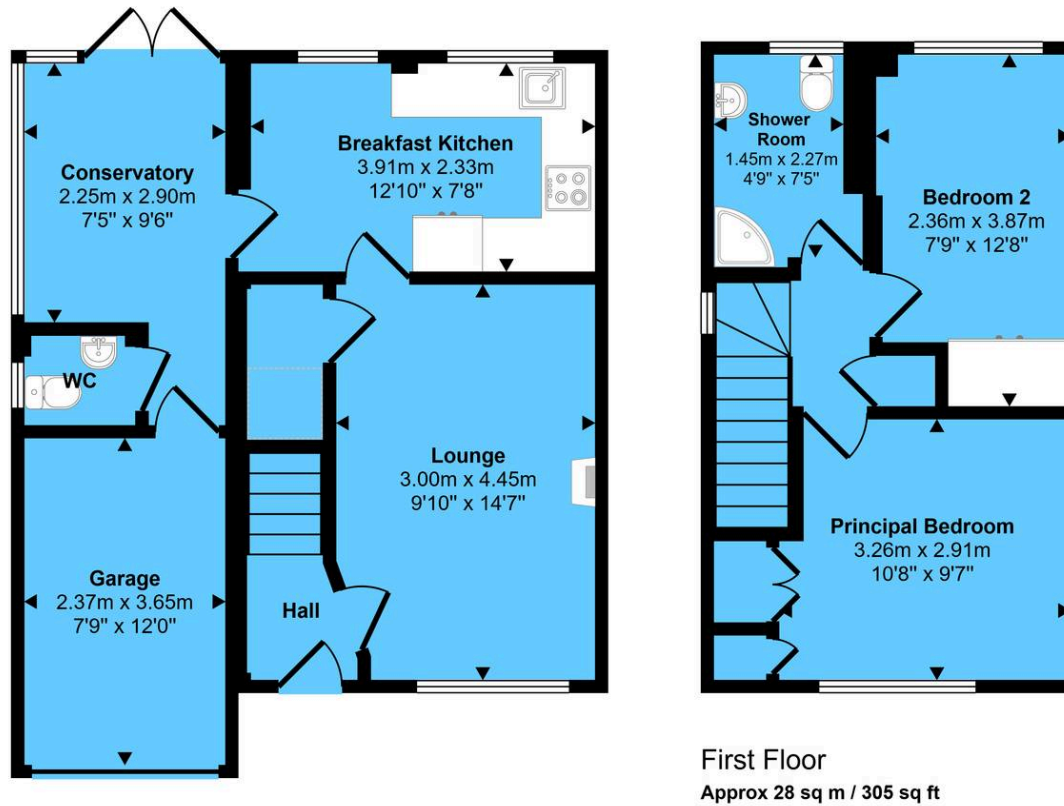
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - partially boarded.

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
76 sq m / 813 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 28 sq m / 305 sq ft

 Denotes head height below 1.5m

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

