



**1573a Warwick Road, B93 9LF**  
Sale Price £345,000



**Love**  
Property Co.

## 1573a Warwick Road, Knowle, Solihull, B93 9LF

Tenure – Freehold  
EPC Rating – D  
Council Tax Band - D

Love Property Co are pleased to offer Kernow Cottage this curb appealing, 667.5 sq. feet (62.0 sq. metres) fully refurbished to a high standard two-bedroom mid-terraced cottage style property within walking distance to Knowle high street, Knowle park, nearby Arden academy catchment, Dorridge village and Dorridge Train Station.

This attention to detail, walk in with your bags beautifully presented property offers the perfect opportunity for those who love a property with nothing to do and also benefits from UPVC double glazing and a Worcester Bosch gas central heating.

When entering the property you instantly fall in love with its charming character having an open plan spacious lounge, with its feature a working fireplace and sleeper, leading then to the stunning modern quality kitchen/diner, with character beams, brick walls and an extensive range of cupboards and integrated appliances.

On the first floor there is a good-sized landing with a loft and a storage cupboard that houses the Worcester Bosch boiler, the master bedroom has built in wardrobes, and the second bedroom has a storage cupboard too.

There is also a modern and stylish family bathroom with shower over bath and lovely Noticeable wall Tiles and flooring.

To complete the property there is a private garden to rear, mainly lawned with stepping stones with a feature tiled patio area and parking to the front and rear.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



## PROPERTY MEASUREMENTS:

### LOUNGE

13' 9" X 12' 0" (4.20m x 3.66m)

### KITCHEN/DINER

14' 1" X 12' 0" (4.30m x 3.66m)

### BEDROOM ONE

10' 5" X 10' 4" (3.18m x 3.15m)

### BEDROOM TWO

11' 0" max X 6' 0" (3.34m x 1.83m)

### FAMILY BATHROOM

10' 0" X 5' 8" (3.05m x 1.73m)

Total area: approx. 667.5 sq feet (62.0 Sq metres)

## 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.

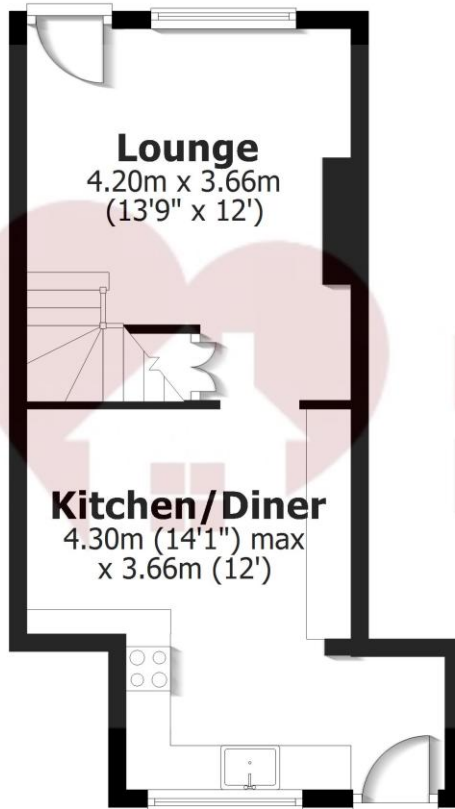
## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



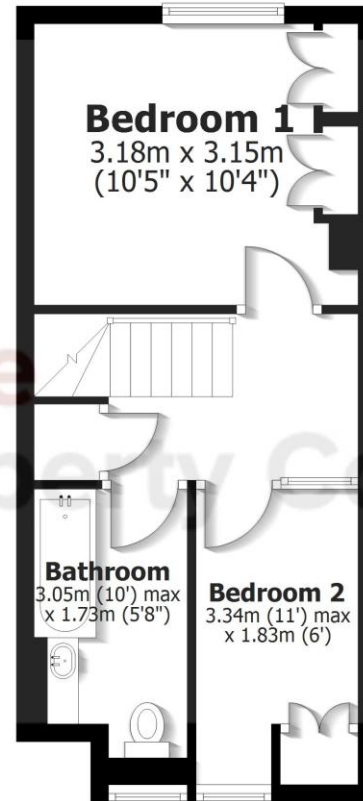
### Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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