



**16 Newton Road, B93 9HL**

Sale Price of Offers in Excess of £600,000



**Love  
Property Co.**

## 16 Newton Road, Knowle, Solihull, B93 9HL

Tenure – Freehold  
EPC Rating – C  
Council Tax Band - E

Love Property Co are pleased to offer this good sized 1437.1 sq. feet (133.5 sq. metres) four-bedroom semi-detached property that is nestled in a sought-after location, this extended property presents an exciting opportunity for those who like to walk into a property that is well maintained and well looked after.

Set back behind a tarmac driveway, the curb-appealing exterior offers ample parking space along with a garage for added convenience.

Upon entering, the reception hallway guides you into the lounge, which seamlessly flows into the dining room, and the well-appointed Kitchen and additionally, a utility room/guest cloakroom provide further practicality.

Upstairs, the property boasts four well-appointed bedrooms on the first floor, with a separate family bathroom, ensuring comfort and convenience for all residents.

The landscaped rear garden is mainly laid with lawn with beautiful well matured shrubbed borders and patio areas to offer a tranquil outdoor space for relaxation and entertainment. Beyond the property, the advantageous location within easy walking distance to Knowle Park and Village, along with proximity to local schools, ensures that residents can enjoy a well-rounded lifestyle with access to essential amenities and attractions in the area.

In summary, this extended semi-detached property presents a rare opportunity for prospective buyers with its convenient location and layout, this property is sure to attract those seeking a residence with charm in a desirable neighbourhood.



## PROPERTY MEASUREMENTS:

### KITCHEN

12'10" X 7' 11" (3.92m x 2.42m)

### UTILITY/WC

4' 8" X 7' 0" (1.41m x 2.15m)

### LOUNGE

13'0" X 11' 11" (3.95m x 3.62m)

### DINING ROOM

12'10" X 11' 4" (3.92m x 3.45m)

### BEDROOM 1

13'0" X 11' 11" (3.95m x 3.62m)

### BEDROOM 2

12'10" X 11' 4" (3.92m x 3.45m)

### BEDROOM 3

14'3" X 15' 1" (4.33m x 4.60m)

### BEDROOM 4

11'10" X 7' 0" (3.61m x 2.15m)

### FAMILY BATHROOM

8'2" X 7' 11" (2.50m x 2.42m)

### GARAGE/STORAGE

16'11" X 7' 11" (5.15m x 2.40m)

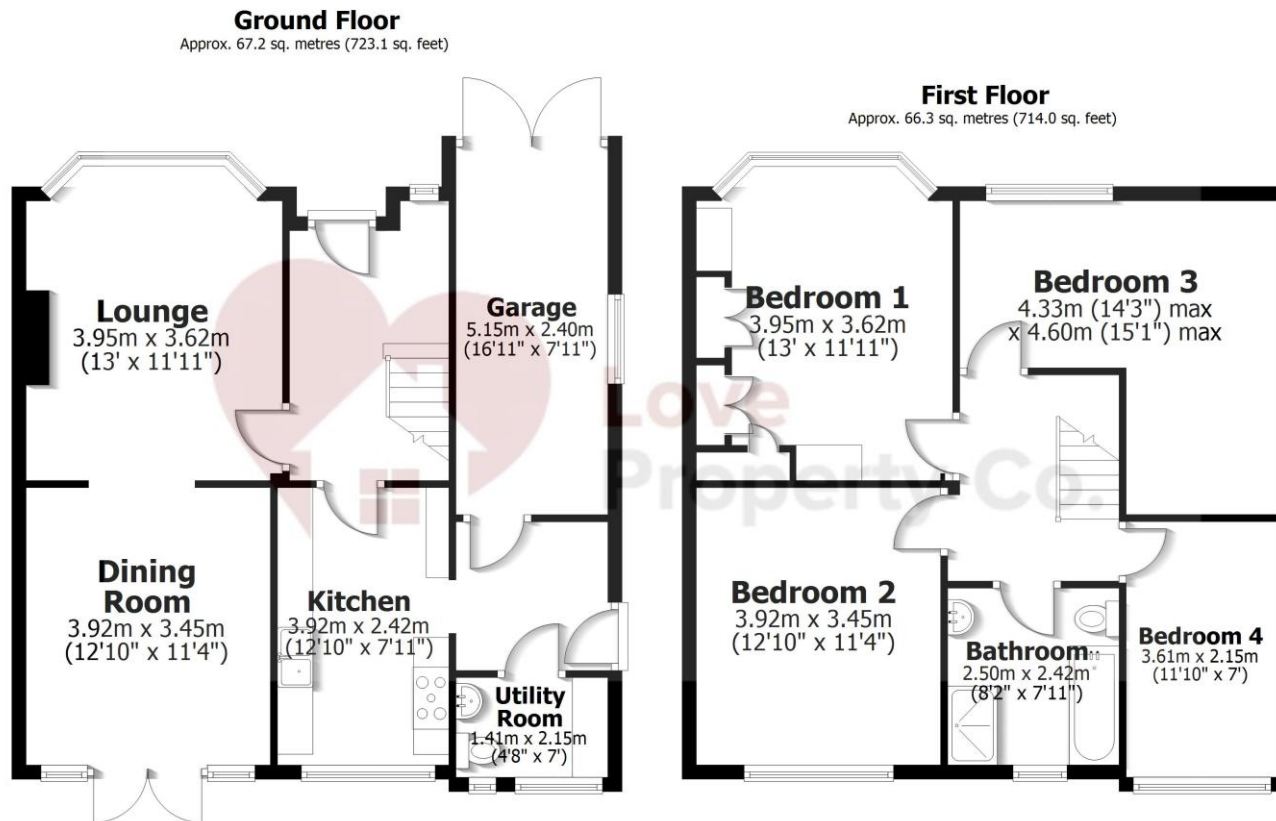
### TOTAL SQUARE FOOTAGE

1437.1sq.ft (133.5 sq. metres) approx.

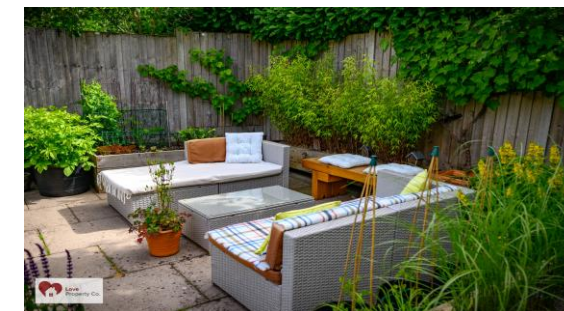
### MONEY LAUNDERING REGULATIONS

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.





Total area: approx. 133.5 sq. metres (1437.1 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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