



60 Purnells Way, B93 9EE

Sale Price of Offers in Excess of £675,000



**Love
Property Co.**

60 Purnells Way, Knowle, Solihull, B93 9EE

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

Love Property Co are pleased to offer this stunning attention to detail and fully refurbished throughout to a high standard extended 1509.2 sq. ft (140.2 sq. meters) B93 property that is situated within the esteemed Arden Academy catchment area. This extended four-bedroom detached property presents an exceptional opportunity for those who want to live close to Knowle and Dorridge high streets, Dorridge train station and local amenities.

Upon entering the property via the porch, you are greeted by a lovely light entrance hallway, currently being used as an office having two skylights, Amtico flooring and underfloor heating.

The beautiful open plan kitchen/dining/living room has integrated high-end appliances quartz worktops with two skylights.

Next to the kitchen is the utility with plumbing for a washing machine and space for a tumble dryer with storage cupboards, sink and cloakroom and a downstairs modern wc

To complete the ground floor off the hallway there is a lovely and good-sized lounge complete with log burner and Shutters.

The first floor boasts four bedrooms (three doubles and a single) and a modern family bathroom replaced in 2025 with a boarded loft with ladders and a light a having a new XL pressurised hot water cylinder tank.

The property benefits from a private artificial lawned garden, decorative slabbed patio with a pergola seated area, greenhouse and a barbeque area perfect for those who appreciate outdoor living and al fresco dining.

To the front of the property the block paved driveway has off road parking for multiple vehicles.



PROPERTY MEASUREMENTS:

LOUNGE

11' 11" X 19' 11" (3.64m x 3.88m)

KITCHEN/DINING/FAMILY ROOM

16' 2" X 19' 11" (4.93m x 6.08m)

UTILITY

10' 7" X 7' 7" (3.23m x 2.30m)

CLOAKROOM

5' 3" X 5' 11" (1.60m x 1.81m)

WC

5' 10" X 5' 3" (1.78m x 1.61m)

BEDROOM ONE

12' 2" X 10' 9" (3.72m x 3.27m)

BEDROOM TWO

9' 7" X 11' 0" (2.92m x 3.35m)

BEDROOM THREE

11' 0" X 8' 11" (3.36m x 2.71m)

BEDROOM FOUR

9' 7" X 8' 8" (2.92m x 2.63m)

FAMILY BATHROOM (FIRST FLOOR)

7' 6" X 5' 5" (2.28m x 1.66m)

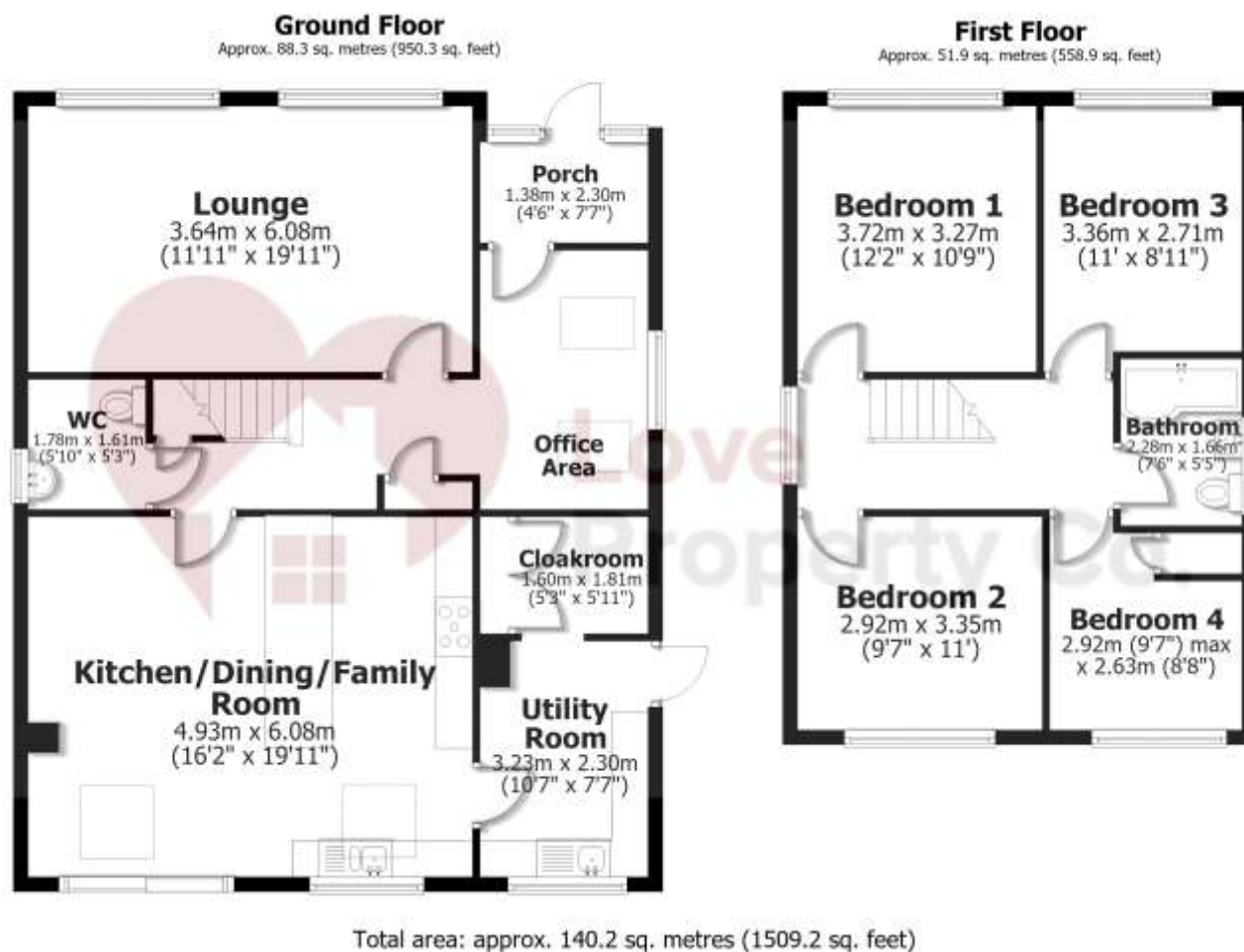
TOTAL SQUARE FOOTAGE

1509.2 sq. Feet (140.2 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.





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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