



Hertford Way, Knowle

Guide Price £700,000





PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire an executive four-bedroom, two-bathroom detached residence, perfectly positioned on a generous corner plot within walking distance of Dorridge Village and Dorridge Station. This beautifully maintained home is set behind a manicured front garden and a tarmac driveway, which provides ample parking and is complemented by a full-size single garage (with convenient access from the garden). Upon entering through the welcoming entrance hallway, you are greeted by a spacious lounge featuring a striking bay window that floods the room with natural light, and double doors that seamlessly connect to the impressive kitchen diner. The kitchen itself, located to the rear of the property, is thoughtfully designed with fully integrated appliances, a dedicated seating area for family meals or entertaining, and ample workspace for culinary enthusiasts. Also situated at the front of the property is a versatile second reception room, ideal as a snug, playroom, or study, offering flexibility for modern family living. Ascending to the first floor, four generously proportioned double bedrooms await, each offering comfort and space.



The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are serviced by a contemporary family bathroom. The property's interior is further enhanced by tasteful décor, quality finishes, and a practical layout that caters to both entertaining and every-day living. To the rear of the property is a newly landscaped garden which is south facing. The garden boasts a well proportioned patio and well established borders. The garage is not only useful for parking or storage but also provides direct access to the house, enhancing convenience. This home also boasts the potential for extension to the side (subject to the necessary planning permissions), making it an excellent choice for those seeking a property with room to grow. Enjoying a prime location, the property is within the prestigious Arden Academy catchment area, making it especially attractive for families. Residents will appreciate the short stroll to Dorridge Village, where a wide array of amenities, shops, cafes, and transport links are at your doorstep. Combining elegance, practicality, and an enviable setting, with the balance of the 10 year warranty remaining, this stunning detached house presents a rare opportunity to secure a family home in one of Dorridge's most sought-after locations. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.





- Executive Four Bedroom, Two Bathroom Detached House Set On A Corner Plot Located Walking Distance To Dorridge Village
- The Property Is Set Behind A Manicured Front Garden & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Lounge With A Feature Bay Window & Double Doors Into The Kitchen Diner
- Also Located To The Front Of The Property Is A Versatile Second Reception Room Which Could Be Used As A Snug, Play Room Or Study
- Located To The Rear Of The Property Is A Well Proportioned Kitchen Diner With Fully Integrated Appliances & A Integrated Seating Area
- Located To The First Floor Are Four Double Bedrooms, Which Are Serviced By Two Bathrooms. The Principal Bedroom Boasts A En-Suite Shower Room & Fitted Wardrobes
- To The Rear Of The Property Is A Newly Landscaped, South Facing Walled Garden. The Property Boasts A Well Proportioned Patio & Well Established Planting. The Garage Also Has Access Into The Garden
- Situated On A Generous Corner Plot The Property Has Potential For Extension To The Side Of The Property Subject To The Necessary Planning Permissions
- Located Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



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: F

Tenure: Freehold

ENTRANCE HALLWAY

WC

LOUNGE

12' 6" x 15' 3" (3.80m x 4.64m)

RECEPTION ROOM

6' 8" x 10' 4" (2.02m x 3.14m)

KITCHEN DINER

25' 10" x 10' 3" (7.87m x 3.12m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 12' 0" (3.75m x 3.66m)

ENSUITE

6' 2" x 5' 3" (1.89m x 1.59m)

BEDROOM TWO

9' 11" x 13' 5" (3.01m x 4.08m)

BEDROOM THREE

8' 8" x 12' 4" (2.65m x 3.75m)

BEDROOM FOUR

9' 11" x 10' 11" (3.02m x 3.32m)

BATHROOM

6' 6" x 5' 9" (1.98m x 1.76m)

OUTSIDE THE PROPERTY

GARAGE

10' 0" x 18' 3" (3.04m x 5.57m)

TOTAL SQUARE FOOTAGE

138.0 sq.m (1485 sq.ft) approx.

TARMAC DRIVEWAY FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING WALLED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, Washing machine, Some carpets and light fittings and Fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). 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.

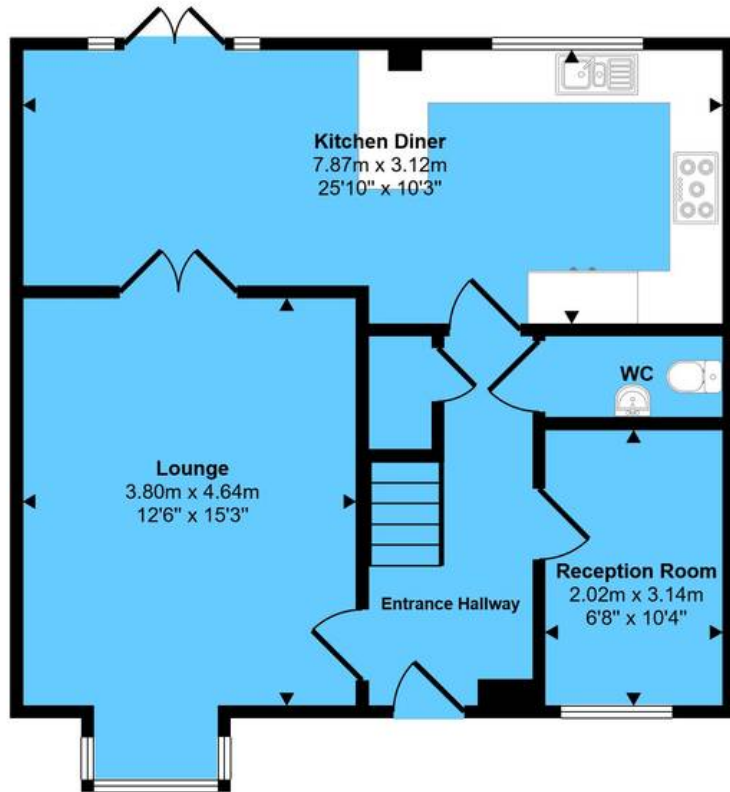
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

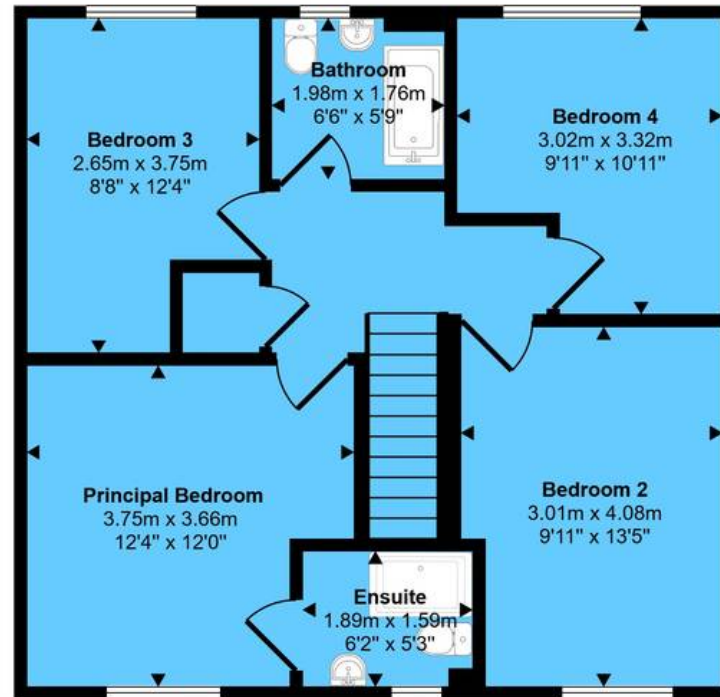
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



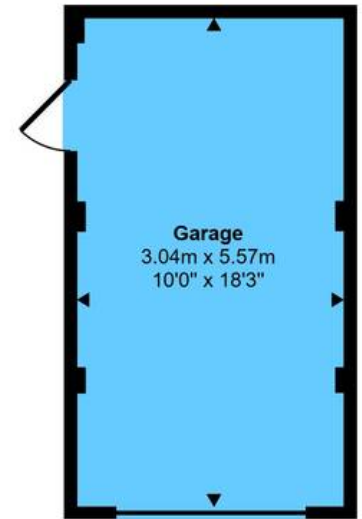
Approx Gross Internal Area
138 sq m / 1485 sq ft



Ground Floor
Approx 61 sq m / 657 sq ft



First Floor
Approx 60 sq m / 646 sq ft



Garage
Approx 17 sq m / 183 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.

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