



# Falkwood Grove, Knowle

Guide Price £525,000





## PROPERTY OVERVIEW

Situated within a tranquil cul-de-sac of Knowle, we are delighted to present this exceptional two double bedroom detached bungalow to the market. Boasting a prime location and presented impeccably throughout, this property exudes charm and character. Presented with no upward chain, this residence offers a seamless transition for potential buyers.

Upon arrival, the property is graced with a double garage and a tarmac driveway leading up to its entrance porch. The interior of the property is well presented throughout with a large open plan living room and dining room which is flooded with natural light, perfect for both relaxation and entertaining guests. The breakfast kitchen is located to the rear and affords a range of fitted base, wall and drawer units with views to the rear garden.

The principal bedroom offers convenient access into the double garage. The modern shower room services both bedrooms featuring sleek fixtures and a contemporary design.

Stepping outside, the south easterly facing low maintenance rear garden provides a private oasis for outdoor relaxation. This private backdrop invites residents to unwind and enjoy the natural surroundings.





In summary, this two double bedroom detached bungalow is a rare find in today's bustling property market. Its peaceful location, high-quality presentation, and thoughtful layout make it an ideal home for discerning buyers looking for a comfortable and inviting abode.

Don't miss the opportunity to make this property your own and experience the luxurious lifestyle it has to offer. Contact us today to schedule a viewing and let us showcase to you firsthand the undeniable appeal and undeniable charm of this stunning property.

#### 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: E

Tenure: Freehold





- No Upward Chain
- Two Double Bedroom Detached Bungalow
- Set Within A Quiet Cul-De-Sac Location
- Double Garage
- Large Open Plan Living Room/Dining Room
- Breakfast Kitchen
- Modern Shower Room
- South Easterly Facing Low Maintenance Rear Garden

**PORCH**

4' 9" x 4' 4" (1.45m x 1.32m)

**HALL**

5' 9" x 4' 5" (1.75m x 1.35m)

**LIVING/DINING ROOM**

20' 6" x 17' 7" (6.25m x 5.36m)

**INNER HALL**

11' 10" x 4' 4" (3.61m x 1.32m)

**BREAKFAST KITCHEN**

12' 8" x 8' 2" (3.86m x 2.49m)

**PRINCIPAL BEDROOM**

15' 1" x 9' 5" (4.60m x 2.87m)

**BEDROOM TWO**

13' 2" x 9' 9" (4.01m x 2.97m)

**SHOWER ROOM**

7' 11" x 5' 6" (2.41m x 1.68m)

**INTEGRAL DOUBLE GARAGE**

15' 11" x 15' 10" (4.85m x 4.83m)

**TOTAL SQUARE FOOTAGE**

104.8 sq.m (1128 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Belling integrated hob, extractor, Panasonic microwave, Miele fridge, Bosch freezer, all carpets, curtains, blinds and light fittings, burglar alarm, fitted wardrobes in two bedrooms, electric garage door, freestanding chest of drawers, cupboard/drawers and wall mounted cupboard (all in garage), wall cupboard and two free standing units in covered area by kitchen.

#### **ADDITIONAL INFORMATION**

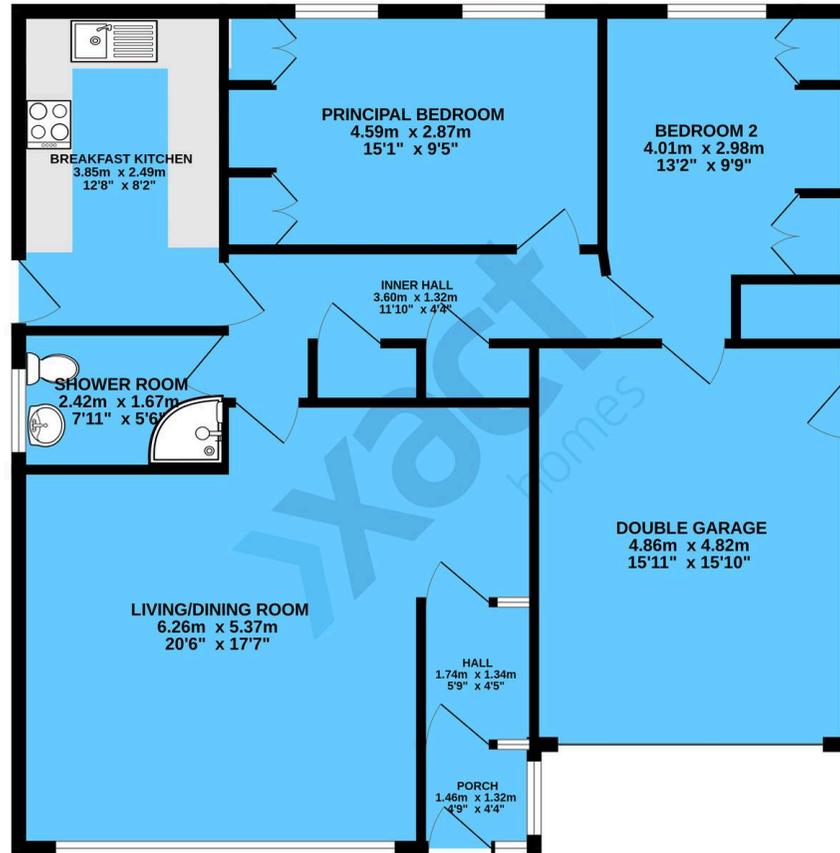
Services - water meter, mains gas, electricity and sewers.

#### **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.



GROUND FLOOR



TOTAL FLOOR AREA: 104.8 sq.m. (1128 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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