

Ullenhall Road, Knowle

Offers Over **£575,000**

xact HOMES







PROPERTY OVERVIEW

Located within the highly sought-after Arden Academy catchment area, this extended five-bedroom detached house presents a rare opportunity for discerning buyers seeking a blend of spacious accommodation, contemporary design, and convenient location.

The ground floor comprises two generously proportioned reception rooms, ideal for both formal entertaining and casual living. The extended kitchen boasts ample storage and views over the garden.

Upstairs, the property offers five well-appointed bedrooms, providing ample space for a growing family or visiting guests. The main bedroom benefits from an en-suite shower room and the further four bedrooms are serviced by the family bathroom.

This residence also benefits from a single integral garage, providing convenient storage and parking solutions.

Furthermore, the absence of an upward chain ensures a smooth and swift transaction for the new owners.







One of the standout features of this property is its prime location within walking distance to the charming Knowle Village. Residents will enjoy easy access to a vibrant array of local amenities, including boutique shops, cafes, and restaurants, all contributing to a convenient and fulfilling lifestyle.

In conclusion, this five-bedroom detached house represents a fantastic opportunity for buyers seeking a contemporary and spacious home in a coveted location. With its extended kitchen, two reception rooms, single garage, and proximity to Knowle Village, this property offers the perfect combination of style, comfort, and convenience. Contact us today to arrange a viewing and seize the chance to make this house your new home.

- Five Bedroom Detached House
- Two Bathrooms
- Extended Kitchen
- Single Garage
- Arden Academy Catchment
- Walking Distance To Knowle Village
- No Upward Chain



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



HALLWAY
6' 3" x 4' 7" (1.90m x 1.40m)

LOUNGE
15' 2" x 11' 1" (4.62m x 3.39m)

DINING ROOM
12' 5" x 12' 10" (3.79m x 3.92m)

WC
7' 5" x 3' 2" (2.27m x 0.97m)

KITCHEN
14' 6" x 8' 0" (4.43m x 2.43m)

FIRST FLOOR LANDING
10' 1" x 8' 2" (3.07m x 2.49m)

PRINCIPAL BEDROOM
15' 1" x 8' 0" (4.61m x 2.44m)

ENSUITE
4' 11" x 4' 7" (1.50m x 1.40m)

BEDROOM TWO
12' 10" x 9' 1" (3.91m x 2.76m)

BEDROOM THREE
10' 6" x 9' 5" (3.20m x 2.86m)

BEDROOM FOUR
10' 7" x 8' 0" (3.22m x 2.45m)

BEDROOM FIVE
9' 11" x 6' 10" (3.01m x 2.08m)

FAMILY BATHROOM
24' 0" x 6' 4" (7.32m x 1.94m)

TOTAL SQUARE FOOTAGE
Total floor area: 127.5 sq.m (1373 sq.ft) approx

OUTSIDE THE PROPERTY

GARAGE
17' 9" x 8' 1" (5.42m x 2.46m)

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Oven, hob and extractor, all carpets, curtains and light fittings, garden shed

ADDITIONAL INFORMATION

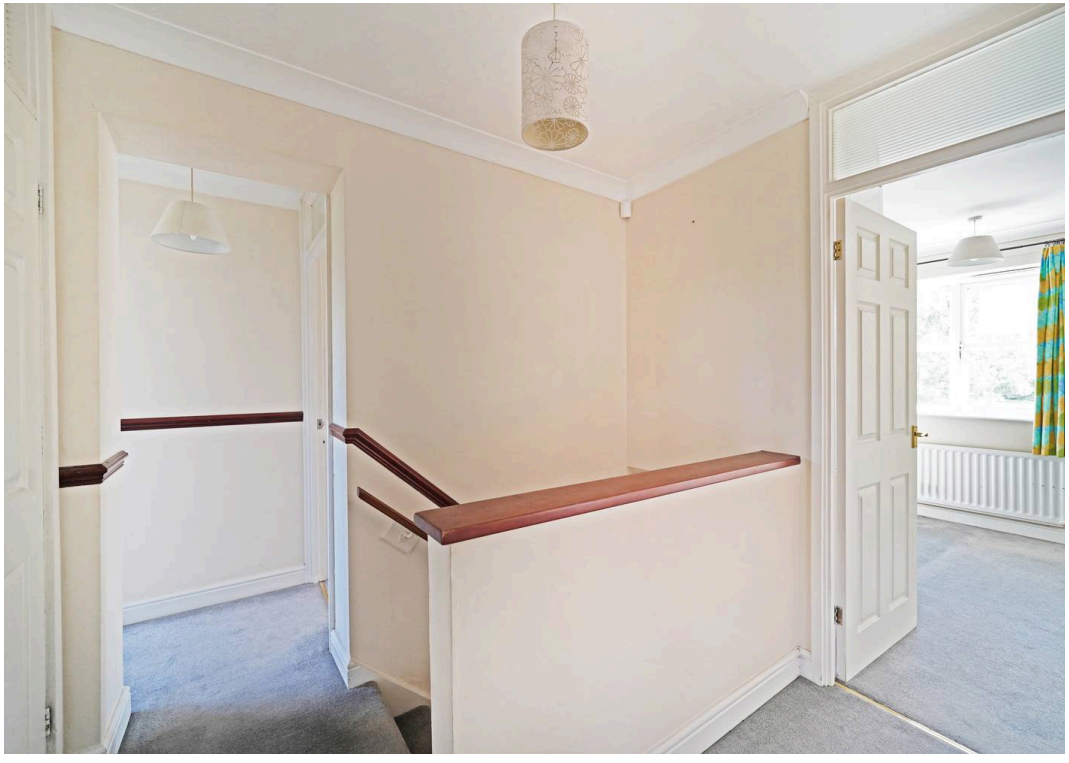
Mains gas, electricity and water. Broadband - Fibre Optic.

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.



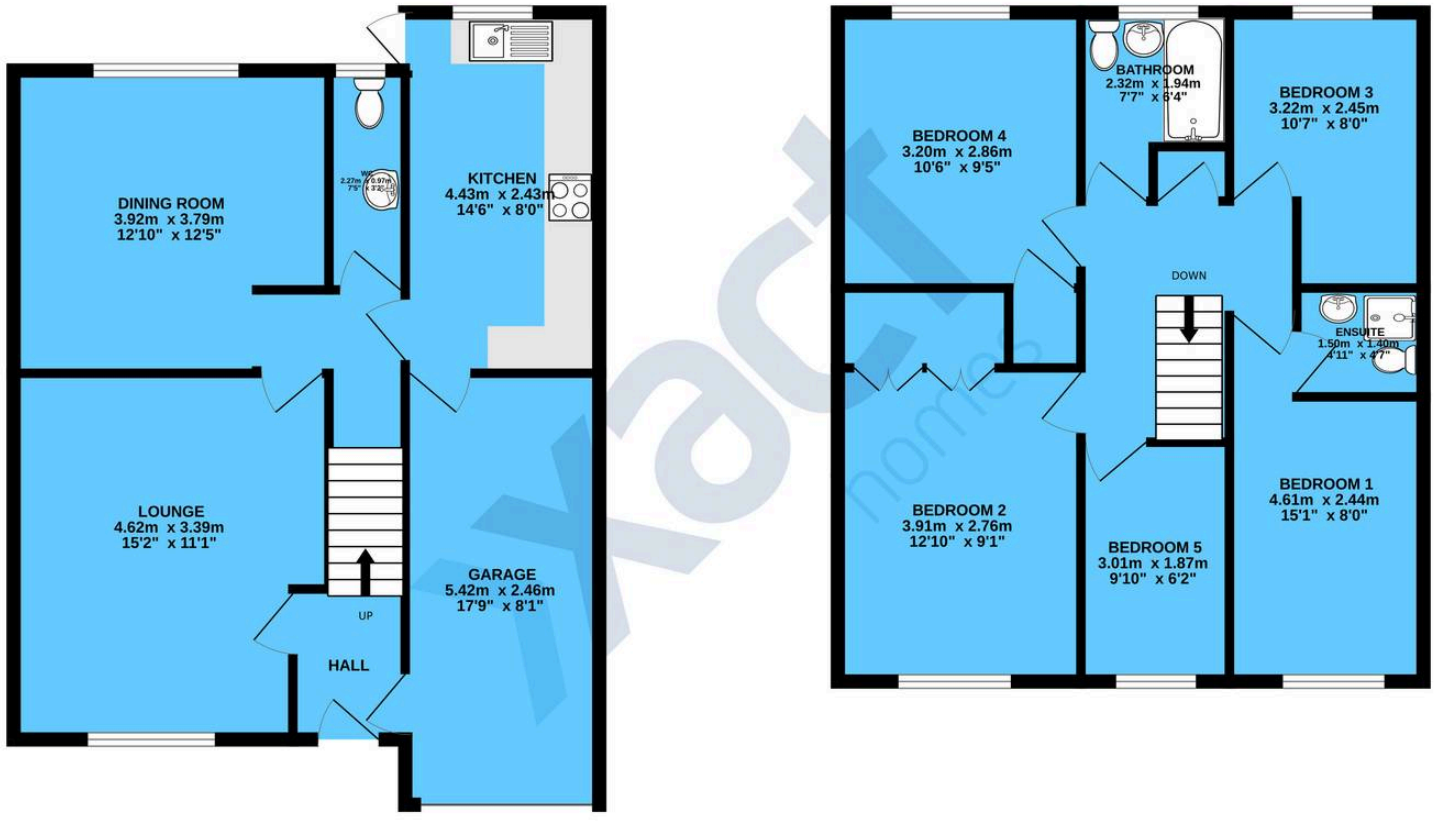





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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 127.6 sq.m. (1373 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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