



46 Moorfield Avenue, B93 9RA
Sale Price of £650,000



**Love
Property Co.**

46 Moorfield Avenue, Knowle, Solihull, B93 9RA

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

Love Property Co are pleased to offer this fantastic opportunity to purchase this extended and beautifully presented homely 1,506.0 sq. ft (139.9sq. metres) property offering five bedrooms, two bathrooms (master with en-suite and a family bathroom). Large kitchen with integrated appliances and benefits from a southerly facing private garden with a large patio area and off-road parking for multiple vehicles with a single garage.

The hallway provides access to all downstairs rooms including wc, two reception rooms, kitchen, garage and rear private garden.

To the first floor there are five bedrooms, the master bedroom with en-suite, bedrooms two and four with built in wardrobes. The family bathroom benefits from a shower over bath. The landing provides access to the boarded loft with ladders and light and has an airing cupboard housing the hot water tank.

The house has a Hive thermostat (which will be staying) which allows control of the heating from several locations in the house as well as remotely via an app (no subscriptions necessary). There is a cold-water feed for a washing machine in the garage as well as a tap and electricity. There is an outside tap at the rear of the property too. Both the en-suite and bathroom have power showers fitted.

Externally there is a large patio area directly off the lounge to rear of kitchen, perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn with fencing and a shed. The block paved driveway has parking for multiple cars with a single garage.

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.



PROPERTY MEASUREMENTS:

KITCHEN

13' 1" x 13' 11" (3.99m x 4.24m)

DINING ROOM

14' 6" x 14' 0" (4.42m x 4.28m)

LOUNGE

21' 1" x 11' 4" (6.43m x 3.45m)

PRINCIPAL BEDROOM

11' 5" x 10' 8" (3.48m x 3.26m)

ENSUITE

3' 3" x 10' 8" (1.00m x 3.26m)

BEDROOM TWO

13' 1" x 8' 0" (3.98m x 2.44m)

BEDROOM THREE

7' 11" x 8' 0" (2.41m x 2.44m)

BEDROOM FOUR

9' 11" x 8' 2" (3.03m x 2.48m)

BEDROOM FIVE

7' 2" x 9' 0" (2.19m x 2.75m)

FAMILY BATHROOM

7' 11" x 6' 2" (2.41m x 1.89m)

GARAGE

18' 3" x 8' 2" (5.55m x 2.50m)

TOTAL SQUARE FOOTAGE

1506.0 sq. Feet (139.9 sq. Metres) approx.

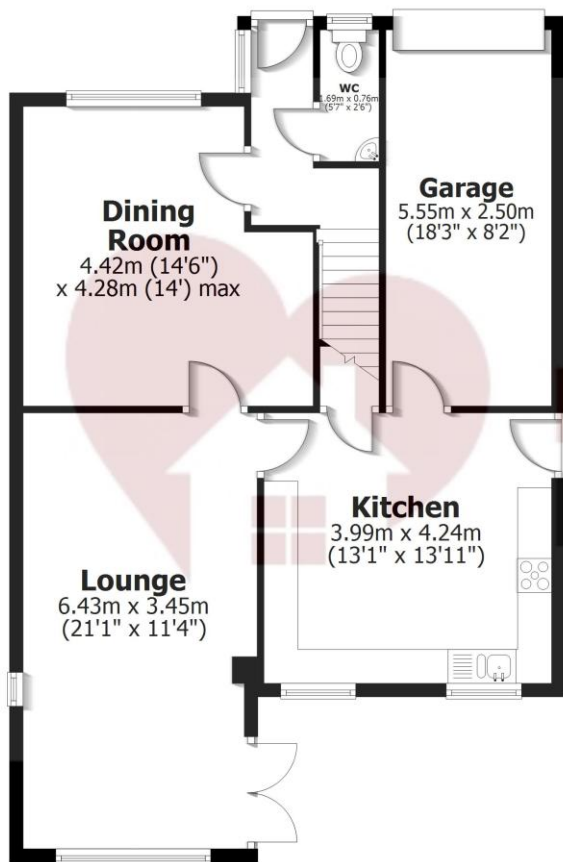
MONEY LAUNDERING REGULATIONS

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.



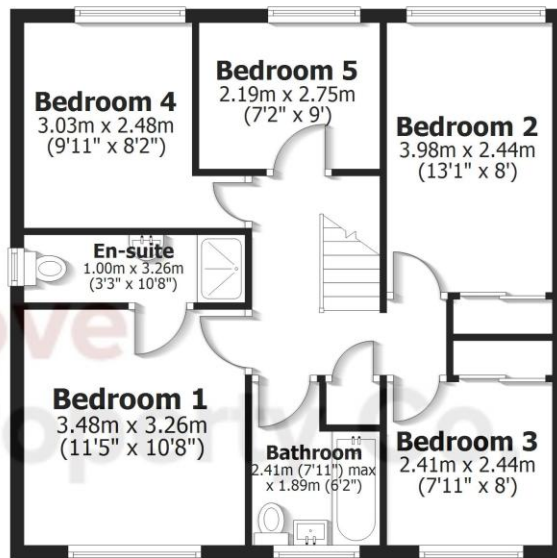
Ground Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



First Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Total area: approx. 139.9 sq. metres (1506.0 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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