



Moorfield Avenue, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

This impressive three bedroom, one bathroom detached house is ideally situated within the sought-after Knowle Village, offering a rare opportunity to acquire a well-presented family home in a prestigious location. Set behind a neat front garden and a resin driveway which provides ample parking for two vehicles and a full-size single garage. Upon entering, via an enclosed porch, you are welcomed by a spacious entrance hallway that leads to a bright reception room at the front of the house, featuring a striking bay window and an attractive feature fireplace, creating a warm and inviting ambience. A second reception room offers flexible living or dining space and connects seamlessly to a conservatory, allowing for a variety of uses to suit your lifestyle. The well-appointed kitchen is located at the rear of the property and is complemented by a utility room, providing additional space for appliances and storage. Upstairs, you will find three well-proportioned bedrooms all with fitted wardrobes and each thoughtfully designed to maximise comfort and space, all serviced by a modern shower room finished to a high standard. The property enjoys a well-established south-facing garden with picturesque views over the woodland beyond, providing a tranquil outlook. Offered to the market with the benefit of no upward chain, this home is ideal for buyers seeking a smooth and straightforward purchase.



There is also excellent potential for further extension, subject to the necessary planning permissions, allowing you to tailor the property to your specific needs as your family grows. Located within the prestigious Arden Academy catchment area and within a two minute walk from the rear entrance to Bentley Heath School, this property is perfectly placed for access to highly regarded local schools, making it an excellent choice for families. The combination of generous living spaces, practical features, and a desirable setting within Knowle Village ensures this home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality and potential this delightful property has to offer.

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





- Three Bedroom One Bathroom Detached House Located Within Knowle Village
- Set Behind A Front Garden & Resin Driveway Which Is Supported By A Full Size Single Garage
- Reception Room To The Front With A Bay Window & Feature Fire Place With An Additional Reception Room & Conservatory To The Rear
- A Well Appointed Kitchen To The Rear With Utility Room
- Three Well Proportioned Bedrooms, All With Fitted Wardrobes And Served By A Modern Shower Room
- To The Rear Of The Property Is A Well Established South Facing Garden, With Views Over The Woodland Beyond
- Offered To The Market With The Benefit Of No Upward Chain
- Potential For Further Extension, Subject To The Necessary Planning Permissions
- Set Within The Prestigious Arden Academy Catchment Area

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

12' 4" x 14' 4" (3.77m x 4.36m)

DINING ROOM

9' 9" x 10' 1" (2.96m x 3.08m)

CONSERVATORY

8' 4" x 8' 7" (2.53m x 2.62m)

KITCHEN

9' 7" x 10' 0" (2.92m x 3.06m)

**UTILITY**

4' 0" x 10' 11" (1.23m x 3.34m)

INTEGRAL GARAGE

8' 0" x 18' 1" (2.44m x 5.51m)

FIRST FLOOR**BEDROOM ONE**

8' 4" x 14' 6" (2.54m x 4.42m)

BEDROOM TWO

9' 1" x 10' 1" (2.76m x 3.08m)

BEDROOM THREE

7' 1" x 9' 3" (2.17m x 2.82m)

SHOWER ROOM

6' 5" x 6' 2" (1.95m x 1.87m)

TOTAL SQUARE FOOTAGE

107.0 sq.m (1153 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL ESTABLISHED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Comet extractor, Zanussi fridge, Beko fridge/freezer, Grundig dishwasher, Bosch washing machine, Electrolux tumble dryer, garden shed, all carpets, blinds and light fittings, some curtains, garden pots and ornaments, security lights and fitted wardrobes in three bedrooms.



ADDITIONAL INFORMATION

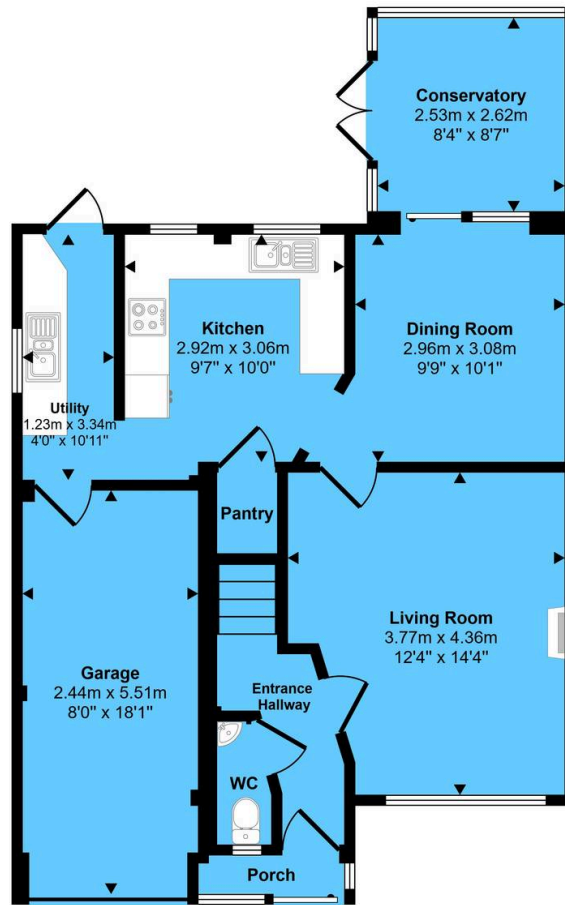
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

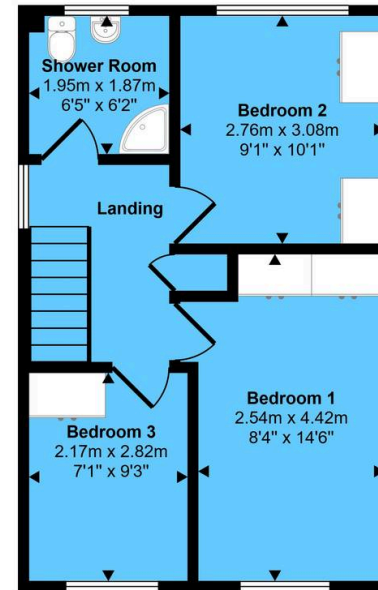
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
107 sq m / 1153 sq ft



Ground Floor
Approx 70 sq m / 753 sq ft



First Floor
Approx 37 sq m / 401 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.

Xact Homes

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