

Hertford Way, Knowle

Guide Price £865,000

xact HOMES







PROPERTY OVERVIEW

This executive four bedroom, two bathroom detached house is set on a very generous plot, offering substantial potential for extension of the existing property. Presented to the market with the benefit of no upward chain, this impressive residence sits behind a well kept front garden and a large block paved driveway, which is further complemented by a double garage, providing ample parking and storage options. Upon entering the property via the welcoming entrance hallway, you are greeted by a spacious lounge at the front, featuring a bay window that fills the room with natural light and an attractive inglenook fireplace that creates a cosy focal point. To the rear, the well-appointed dining room is ideal for formal entertaining and is supported by a bright conservatory, perfect for relaxed family gatherings or enjoying views of the garden. The modern, fully fitted kitchen / diner is thoughtfully designed with a range of integrated appliances and generous worktop space, accompanied by a separate utility room for added convenience. Upstairs, the first floor hosts four double bedrooms, each offering comfortable proportions and versatility for family living or home working. The bedrooms are serviced by two well-appointed bathrooms, one of which is an en-suite to the principal bedroom, providing a private retreat for the homeowners. To the rear of the property is a well-landscaped garden, which features a recently laid patio & two decking areas.







The garden also features a summerhouse, potting shed & separate shed. The garden wraps around the side of the property, providing additional space. To the rear of the property is a well-landscaped garden, which features a recently laid patio & two decking areas. The garden also features a summerhouse, potting shed & separate shed. The garden wraps around the side of the property, providing additional space. The property is ideally located within walking distance to Dorridge Station and all the amenities that Dorridge Village has to offer, making it a perfect choice for commuters and families alike. The property is also within a convenient distance of Knowle Village and Arden Academy. With its generous plot size, potential for further development, and a layout designed for modern lifestyles, this detached residence presents a rare opportunity to acquire a substantial family home in a sought-after location. Early viewing is highly recommended to fully appreciate the space, specification, and future possibilities this exceptional 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: G

Tenure: Freehold



- Executive Four Bedroom, Two Bathroom Detached House
- Set On A Very Generous Plot, Allowing For Substantial Extension Of The Current Property
- Offered To The Market With The Benefit Of No Upward Chain
- Set Behind A Well Kept Front Garden & Large Block Paved Driveway Which Is Supported By A Double Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge To The Front With A Bay Window & Inglenook Fireplace
- To The Rear Of The Property Is A Modern, Fully Fitted Kitchen / Diner With A Separate Utility Room & Well-Appointed Dining Room, Which Is Supported By A Bright Conservatory
- Located On The First Floor Are Four Double Bedrooms, All Of Which Are Serviced By Two Well-Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Located At The Rear Of The Property Is A Large Wrap-Around Garden Which Has Been Beautifully Landscaped & Boasts A Large Patio & Two Decking Areas
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer & Also Within Convenient Distance To Knowle Village & Arden Academy



HALLWAY

WC

LOUNGE
17' 11" x 12' 8" (5.46m x 3.87m)

DINING ROOM
12' 6" x 11' 5" (3.81m x 3.47m)

CONSERVATORY
11' 3" x 9' 11" (3.42m x 3.01m)

KITCHEN / DINER
23' 7" x 10' 10" (7.20m x 3.30m)

UTILITY ROOM
7' 3" x 4' 11" (2.20m x 1.49m)

INTEGRAL GARAGE ONE
16' 10" x 7' 9" (5.13m x 2.36m)

INTEGRAL GARAGE TWO
16' 9" x 7' 4" (5.11m x 2.24m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 11" x 11' 7" (3.93m x 3.53m)

ENSUITE
7' 5" x 6' 0" (2.25m x 1.82m)

BEDROOM TWO
12' 11" x 11' 5" (3.94m x 3.48m)

BEDROOM THREE
12' 0" x 9' 10" (3.67m x 2.99m)



BEDROOM FOUR
11' 0" x 8' 10" (3.36m x 2.68m)

BATHROOM
7' 5" x 6' 0" (2.26m x 1.82m)

TOTAL SQUARE FOOTAGE
185.0 sq.m (1988 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED WRAP-AROUND GARDEN

LARGE PATIO AREA

TWO DECKING AREAS

SUMMERHOUSE

ITEMS INCLUDED IN THE SALE
1x Bosch integrated oven, 2x Siemens integrated ovens, Siemens integrated hob, extractor, microwave, Siemens fridge/freezer, Neff dishwasher, Bosch washing machine, Hotpoint tumble dryer, log burning fire, all carpets, all blinds, all light fittings, fitted wardrobes in two bedrooms, tool shed, potting shed and summerhouse.

ADDITIONAL INFORMATION
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).



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.





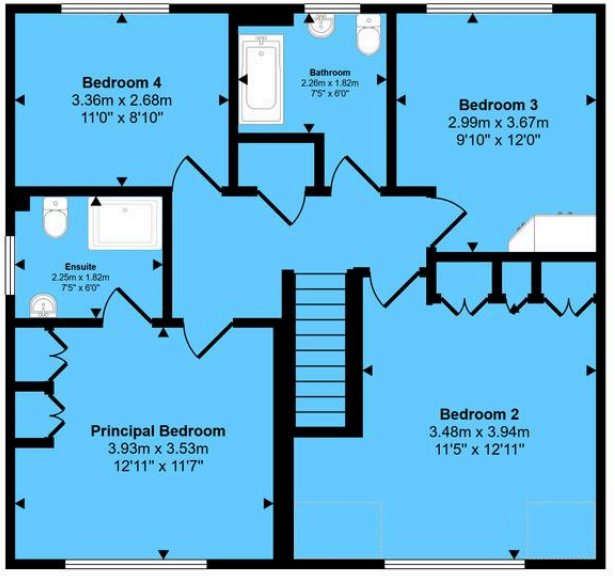




Approx Gross Internal Area
185 sq m / 1988 sq ft



Ground Floor
Approx 111 sq m / 1193 sq ft



First Floor
Approx 74 sq m / 795 sq ft

Denotes head height below 1.5m

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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