Knowle Wood Road, Dorridge

Guide Price £850,000

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Knowle Wood Road, Solihull, , B93 8JP

Guide Price £850,000

Located in the desirable area of Knowle Wood Road, Dorridge, this detached house offers the opportunity of refurbishing or development having four generously sized bedrooms.

The rear garden offers a private outdoor space to relax, entertain, children to play or for gardening enthusiasts to cultivate their green thumb.

The property boasts two bathrooms, ensuring convenience for all residents. The double garage adds to the practicality of the home, providing ample storage space or potential for a workshop.

Situated in a sought-after location with excellent local amenities and transport links. This property is a must-see for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

APPROACH
Approached over a blocked paved driveway with lawn to side, side gate to rear garden and step up to porch.

ON THE GROUND FLOOR

PORCH
Half glazed front door with side windows leads into hallway having tiled floor and ceiling light point.

HALLWAY
Having central heating radiator and ceiling light point.

DOWNSTAIRS CLOAKROOM/WC (side)
Accessed by steps leading down into the cloakroom - having a panelled central heating radiator and high level window to side aspect, a pedestal wash hand basin, low level WC, useful cupboard, and coat hooks to wall.

DINING ROOM (front)
14'3" x 8'11"
Having double glazed window to front aspect, with ceiling light point and central heating radiator.

LIVING ROOM (rear)
24'1" x 11'10"
Opaque glazed door with side panel leads from the hallway into the living room - having ceiling light points, one panel and one central heating radiator, feature wood fire surround with mantel, display shelving and fitted gas fire, two UPVC double glazed windows to rear aspect. Also having serving hatch to kitchen, and door to rear garden.

KITCHEN/DINER (front/side)
17'7" x 8'7"
Having matching range of wall and base units all with worksurfaces over and tiled splashback together with integrated stainless steel sink unit with mixer tap. Also, integrated Belling electric double oven, fitted gas hob with Acorn extractor hood over, space and plumbing for washing machine, dishwasher and tumble dryer, serving hatch to living room, central heating radiator and window overlooking front garden. In addition, the Potterton gas-fired central heating boiler with thermostat are located in the kitchen.

ON THE FIRST FLOOR
Stairs from the hall lead up to the first floor landing - having window to side, ceiling light point and loft hatch to LOFT (which has lighting and is boarded, insulated and accessed via a ladder). Also, large AIRING CUPBOARD housing the hot water tank and having useful shelving.

BEDROOM 1 (dual aspect)
20'0" x 17'3"
Having two fitted wardrobes with hanging rail and drawers, two double central heating radiators, windows to front and rear aspects, one ceiling light point and three wall light points. Additional eaves storage is accessible through wardrobe.

EN SUITE BATHROOM (rear)
7'10" x 5'10"
Being fully tiled to all walls and having four-piece suite comprising: panelled bath, pedestal wash hand basin, low level WC. Also, mirror fronted cabinet, central heating radiator and opaque window to rear.

BEDROOM 2 (front)
15'11" x 10'10"
Having range of fitted furniture including double and triple door wardrobes with hanging rails, and central dressing table area with storage cupboards above. Also, panel radiator, ceiling light point, wall light point and two additional eaves storage space.

BEDROOM 3 (rear)
11'11" x 8'3"
Having a range of fitted units comprising desk area with cupboards, drawers and shelving. Also, useful storage cupboard to eaves, panel radiator, double glazed window to rear and ceiling light point.

BEDROOM 4 (rear)
11'10" x 7'10"
Having double glazed window to rear aspect, central heating radiator, ceiling light point useful storage space to eaves.

MAIN BATHROOM (front)
13'4" x 7'4"
Being fully tiled to walls and having matching four-piece suite comprising: panelled bath, pedestal wash hand basin, low level WC and Quadrant shower unit with shower. Also, ceiling light point, opaque window to front aspect, mirror fronted cabinet, wall mirror over wash hand basin, double central heating radiator and heated towel rail.

OUTSIDE

SIDE PORCH
Accessed from the kitchen, having a ceiling light point, doors to the front and rear of the property, and further doors to front driveway and to double garage.

DOUBLE GARAGE
20'2" x 15'7"
Having ceiling light point, power point and roller up-and-over door to front aspect, and access door to the rear passageway.

REAR GARDEN
Having paved terrace and formal lawn with mature shrubs. Wooden summer house/shed to one side of the property and side gate to other side, providing access to the front of the property.

GENERAL INFORMATION

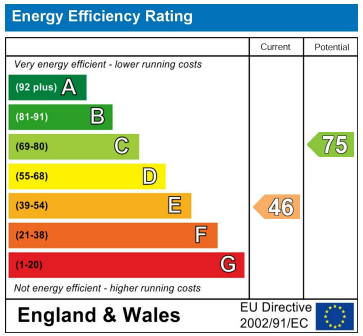
TENURE
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G

SERVICES
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES AND FITTINGS
Only those items mentioned in these sales particulars will be included in the sale of the property.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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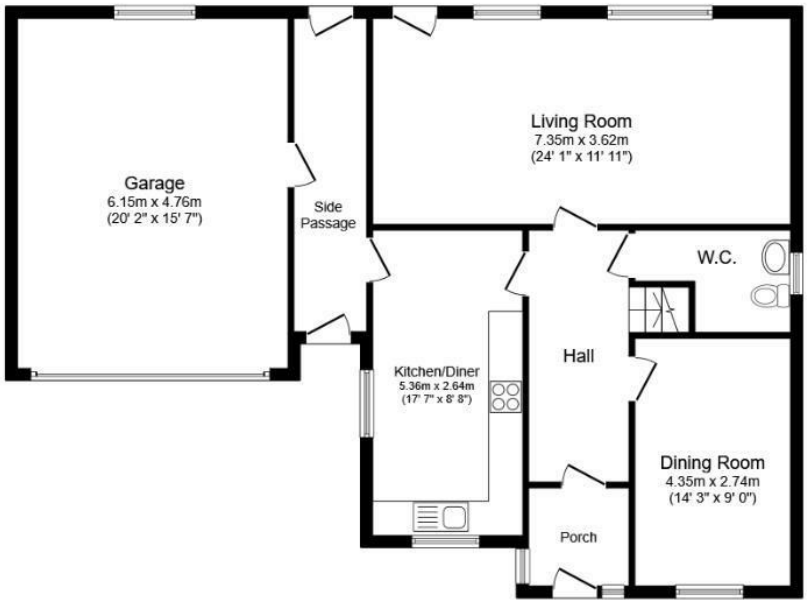
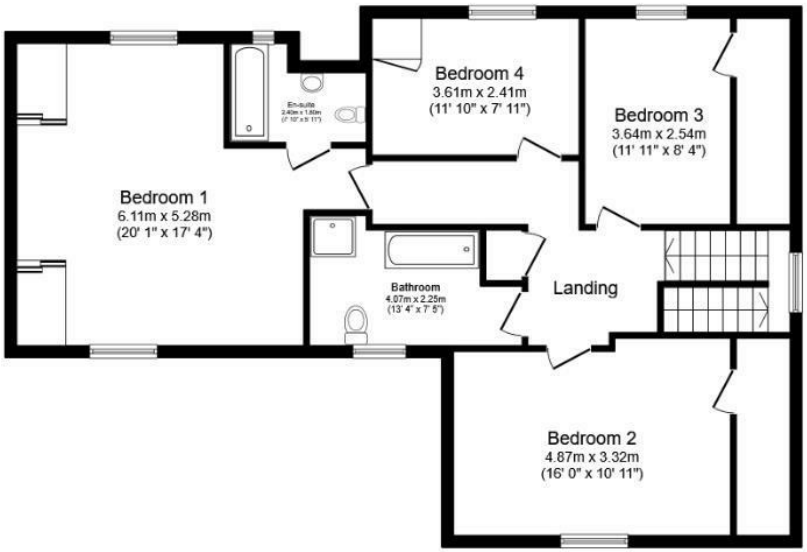


Ground Floor

Floor area 108.3 sq.m. (1,166 sq.ft.)



First Floor

Floor area 94.3 sq.m. (1,015 sq.ft.)

Total floor area: 202.6 sq.m. (2,181 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing Arrangements

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