



St. Annes Grove, Knowle

Guide Price £425,000





PROPERTY OVERVIEW

This well presented three bedroom semi detached property is ideally situated adjacent to Knowle Park, offering a sought after location within walking distance of Knowle village and its wide range of amenities. Set behind a landscaped front lawn and a tarmac driveway, the home is accessed via a welcoming entrance hallway. The ground floor is thoughtfully arranged, featuring a bright and spacious lounge to the front, perfect for relaxing or entertaining guests, and a kitchen/diner to the rear, providing an ideal space for both family meals and social gatherings. A separate WC on the ground floor adds further convenience for residents and visitors alike. Upstairs, the first floor hosts three well proportioned bedrooms, two of which are generous double rooms, all serviced by a family bathroom. The property is presented to the market with the advantage of no upward chain, ensuring a smooth and swift purchasing process for prospective buyers. Set within the prestigious Arden Academy catchment area, this home is particularly appealing to families seeking access to highly regarded local schooling. The rear of the property enjoys an easterly aspect and has been attractively landscaped, offering a versatile and private setting for outdoor enjoyment.



This is a wonderful opportunity to acquire a comfortable home in a highly desirable location with excellent access to local parks, schools, and village amenities. Early viewing is highly recommended to appreciate the quality and potential of this delightful family residence.

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: D

Tenure: Freehold





- Three Bedroom Semi Detached Property Located Adjacent To Knowle Park
- Set Behind A Landscaped Front Lawn & Tarmacadam Driveway
- Lounge To The Front & Kitchen/Diner To The Rear With A Separate WC
- Located On The First Floor Are Three Bedrooms, Two Of Which Are Double Bedrooms. All Bedrooms Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Well Proportioned Easterly Facing Garden Which Has Been Landscaped
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Academy Catchment Area

PORCH

ENTRANCE HALLWAY

LOUNGE

12' 1" x 15' 2" (3.68m x 4.62m)

KITCHEN/DINER

14' 8" x 10' 4" (4.48m x 3.14m)

WC

FIRST FLOOR

BEDROOM ONE

8' 4" x 13' 1" (2.53m x 3.99m)

BEDROOM TWO

8' 2" x 10' 4" (2.48m x 3.16m)

BEDROOM THREE

6' 4" x 9' 11" (1.92m x 3.03m)

BATHROOM

6' 6" x 7' 7" (1.97m x 2.31m)



OUTSIDE THE PROPERTY

GARAGE

8' 11" x 18' 7" (2.73m x 5.66m)

TOTAL SQUARE FOOTAGE

95.0 sq.m (1022 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

All furniture to be cleared, appliances left as seen.

ADDITIONAL INFORMATION

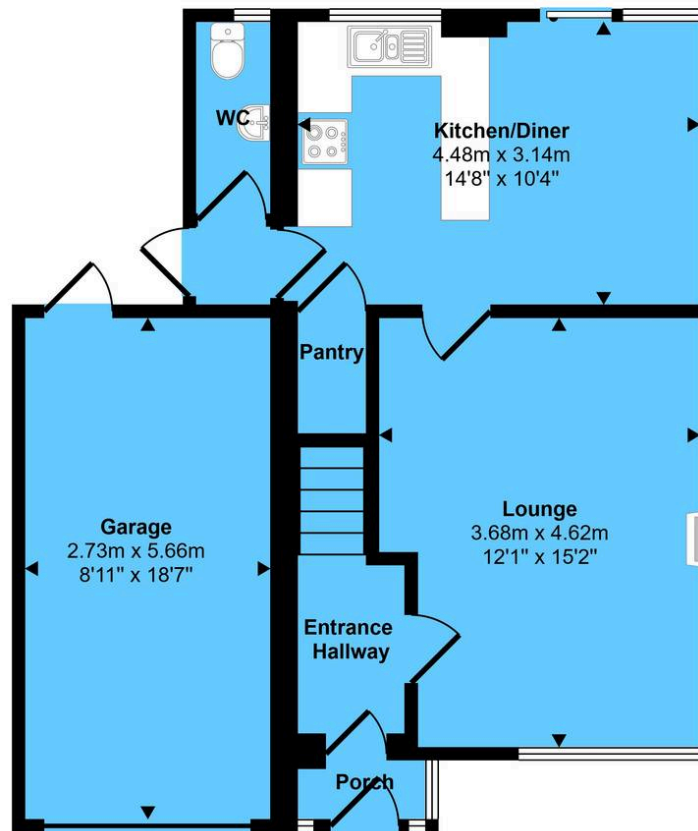
Services – mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

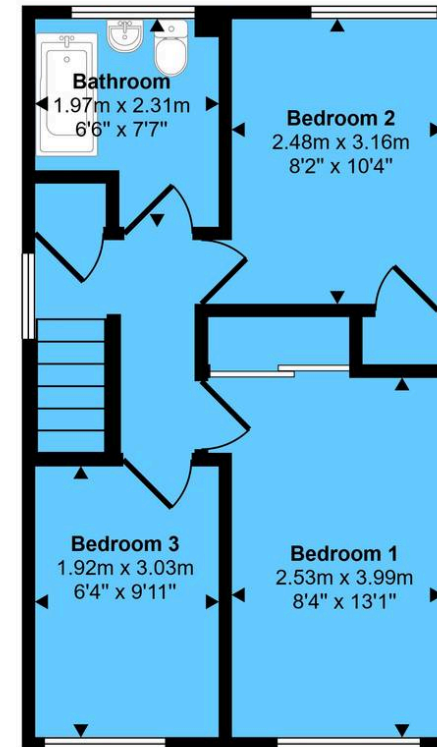
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
95 sq m / 1022 sq ft



Ground Floor
Approx 58 sq m / 626 sq ft



First Floor
Approx 37 sq m / 396 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

