



HILLMORTON ROAD, KNOWLE, B93 9JL
OFFERS IN EXCESS OF £500,000



»» Four Bedroom Detached

»» Significant Scope For Extension (STPP)

»» Set Within A Quiet Cul-De-Sac Of Knowle

»» Well Presented Throughout

»» Walking Distance To Knowle

»» Open Plan Living/Dining Room

»» Breakfast Kitchen

»» Conservatory

»» Garage

PROPERTY OVERVIEW

Offering significant scope for extension subject to the necessary planning permissions is this well presented four bedroom detached property residing within a quiet cul-de-sac of Knowle and is within easy walking distance to Knowle park, village and all local schools. Set back behind a tarmac Adam driveway, the property benefits from a good sized southerly facing rear garden and briefly affords: - reception hall, open plan living / dining, conservatory, breakfast kitchen with courtesy door to the rear garden, four bedrooms and family bathroom. To the front of the property is a single garage. Outside the property affords a well maintained and good sized rear garden with a private aspect and useful storage shed. To view this four bedroom detached family home please contact Xact Homes on 01564 777284.

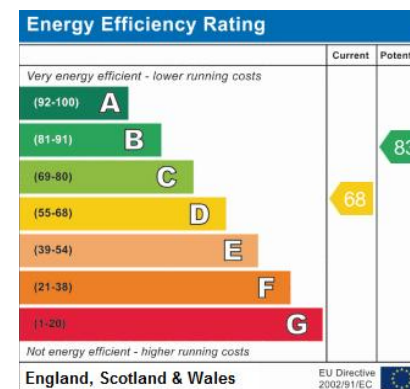
PROPERTY LOCATION

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 F
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
BROADBAND	Virgin
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Free standing gas cooker, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one, two and three, some light fittings, garden shed and outside security lights



PORCH

7' 8" x 4' 11" (2.35m x 1.50m)

LIVING/DINING ROOM

20' 6" x 11' 8" (6.25m x 3.55m)

CONSERVATORY

9' 10" x 8' 6" (3.00m x 2.60m)

BREAKFAST KITCHEN

13' 5" x 8' 4" (4.10m x 2.55m)

WC

FIRST FLOOR

BEDROOM ONE

12' 6" x 12' 0" (3.80m x 3.65m)

BEDROOM TWO

10' 6" x 10' 4" (3.20m x 3.15m)

BEDROOM THREE

9' 8" x 6' 7" (2.95m x 2.00m)

BEDROOM FOUR

8' 6" x 8' 0" (2.60m x 2.45m)

BATHROOM

8' 0" x 5' 7" (2.45m x 1.70m)

OUTSIDE THE PROPERTY

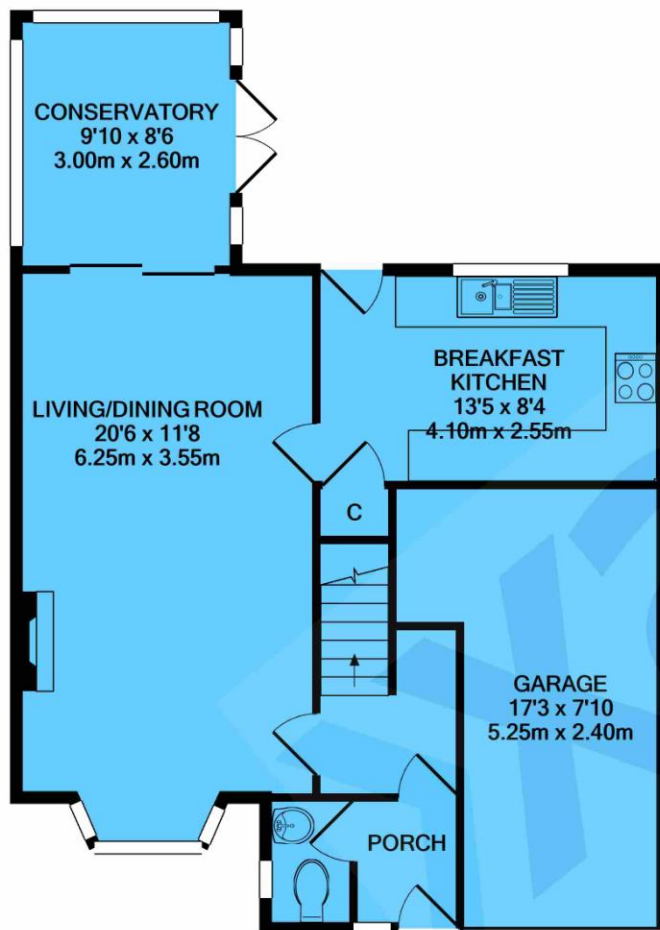
GARAGE

17' 3" x 7' 10" (5.25m x 2.40m)

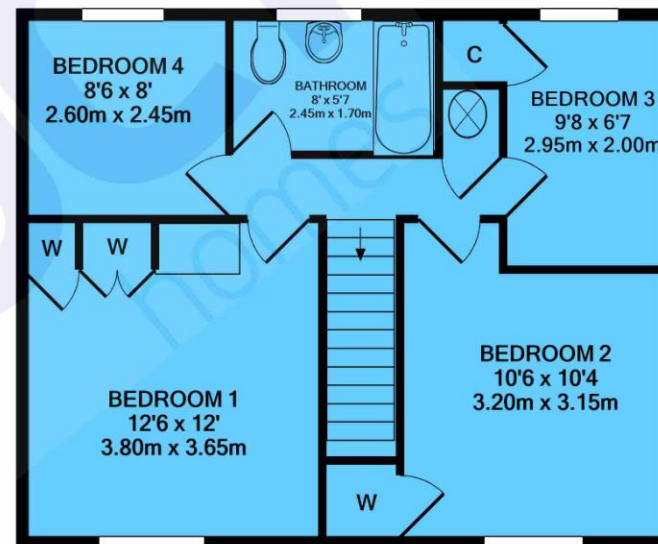
SOUTH FACING REAR GARDEN







GROUND FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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