



ARDEN VALE ROAD, KNOWLE, B93 9NR
OFFERS OVER £475,000



- »X Extended Semi Detached
- »X Four Bedrooms
- »X Central Knowle Location

- »X Large Southerly Facing Rear Garden
- »X Magnificent Breakfast Kitchen
- »X Master With En-Suite

- »X Lounge With Woodburner Fireplace
- »X Office / Snug
- »X Storage Garage

PROPERTY OVERVIEW

Set back behind a large green with off road parking to the front of the property, this beautifully presented four bedroom semi detached property has been significantly extended and is located within walking distance to Knowle High Street. The property is immaculately presented throughout and benefits from:- entrance porch, hallway, lounge, snug / office, large breakfast kitchen, guest cloakroom, four bedrooms (master with en-suite), family bathroom, storage garage to the rear and large southerly facing rear garden with patio and pond.

PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M42 / M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



COUNCIL TAX

Band D

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

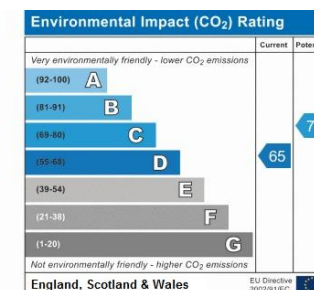
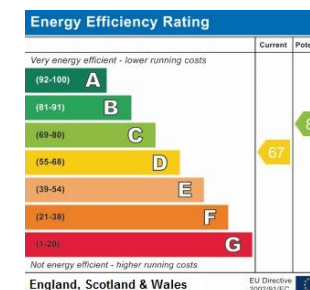
Virgin Media

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Extractor, dishwasher, garden shed, fitted wardrobes in all bedrooms and all carpets, curtains, blinds and light fittings.



PORCH

6' 4" x 3' 7" (1.95m x 1.10m)

HALL

12' 11" x 6' 4" (3.96(max)m x 1.95m)

LIVING ROOM

11' 11" x 13' 3" (3.65m x 4.05m)

BREAKFAST KITCHEN

17' 10" x 11' 3" (5.45m x 3.45m)

DINING ROOM

10' 2" x 10' 0" (3.10m x 3.05m)

OFFICE/SNUG

8' 4" x 10' 11" (2.55m x 3.35m)

WC

5' 1" x 3' 7" (1.55m x 1.10m)

FIRST FLOOR LANDING

BEDROOM TWO

9' 8" x 9' 10" (2.95m x 3.00m)

BEDROOM THREE

10' 5" x 11' 5" (3.20m x 3.50m)

BEDROOM FOUR

8' 6" x 9' 0" (2.60m x 2.75m)

BATHROOM

8' 10" x 5' 8" (2.70m x 1.75m)

SECOND FLOOR

BEDROOM ONE

14' 1" x 15' 1" (4.30m x 4.60m)

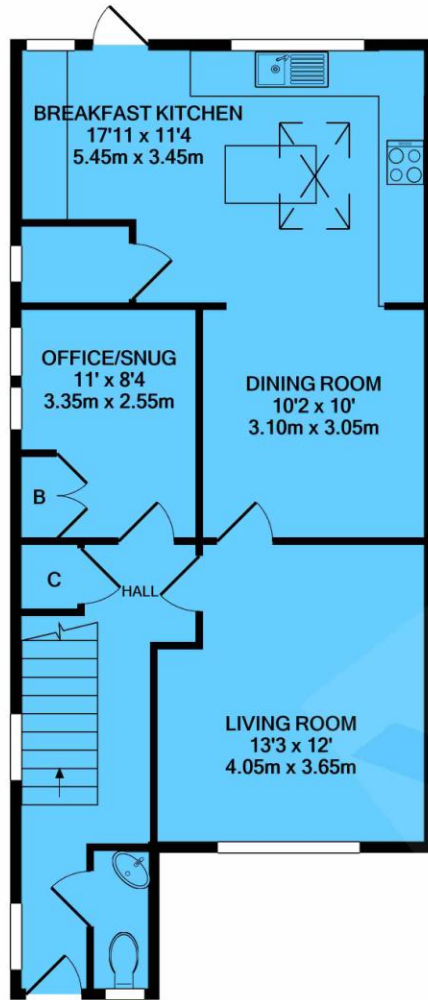
EN-SUITE

4' 5" x 6' 8" (1.35m x 2.05m)

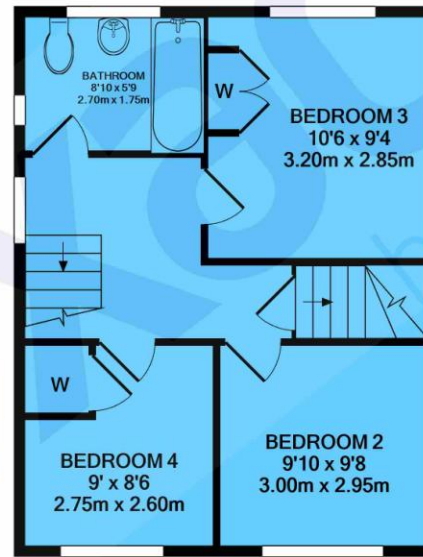
SOUTHERLY FACING REAR GARDEN



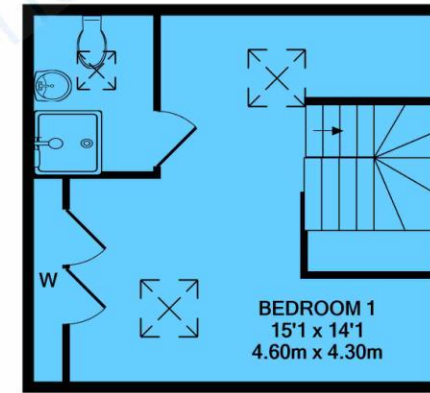




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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
Made with Metropix ©2021