



ULLENHALL ROAD, KNOWLE, B93 9JH
ASKING PRICE OF £599,950



»X Extended Four Bedroom Detached Property

»X Fitted Kitchen

»X Spacious Living Room

»X Family / Dining Room

»X Single Garage

»X Four Excellent Bedrooms

»X Large Principal Bedroom

»X Luxury Family Bathroom

»X South Easterly Facing Rear Garden

PROPERTY OVERVIEW

This significantly extended four bedroom detached family home is set on a highly sought after road of Knowle and is within walking distance to local schools, Knowle Park and all amenities. The property is set behind a wide tarmac driveway providing ample parking for multiple vehicles. The ground floor accommodation consists of a spacious living room with an excellent bay window providing an abundance of natural light; a superb family / dining room with sliding doors opening out to the rear garden; a fitted kitchen with integrated appliances and a single garage. The first floor is made up of a large principal bedroom with fitted wardrobes; two double bedrooms one of which has a newly installed Villeroy & Boch ensuite; a single bedroom that can serve as a home office and a luxury Villeroy & Boch family bathroom. Outside the property enjoys a south easterly facing rear garden which is mainly laid with lawn and includes a patio seating area. To view this outstanding family home call Xact on 01564 777 284.

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 E

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin Media

LOFT SPACES

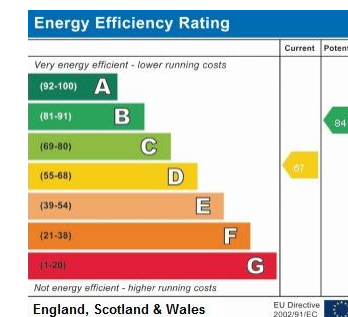
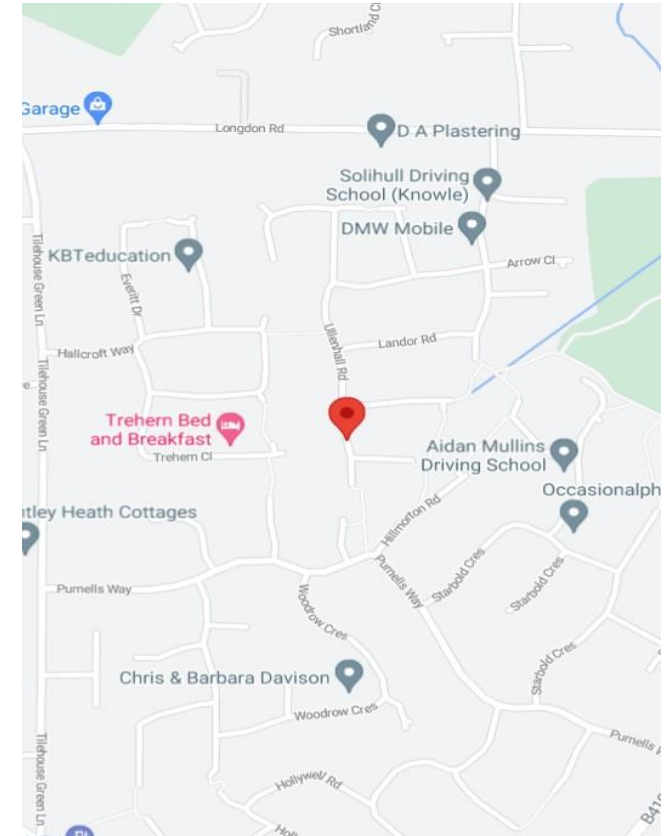
Boarded with ladder and lighting

GARDEN

South Easterly Facing

ITEMS INCLUDED IN THE SALE

Zanussi cooker, fitted wardrobes in bedroom one and two, all carpets and blinds, garden shed and electric car charger



HALLWAY

LIVING ROOM

15' 5" x 13' 10" (max) (4.70m x 4.22m)

FAMILY / DINING ROOM

16' 2" x 10' 6" (4.92m x 3.21m)

KITCHEN

8' 1" x 7' 9" (2.47m x 2.36m)

GUEST WC

FIRST FLOOR

BEDROOM ONE

13' 0" x 9' 4" (3.96m x 2.85m)

BEDROOM TWO

10' 10" x 9' 6" (3.31m x 2.89m)

BEDROOM THREE

10' 1" x 8' 8" (3.07m x 2.64m)

ENSUITE

8' 8" x 5' 2" (2.64m x 1.58m)

BEDROOM FOUR

9' 8" x 6' 7" (max) (2.95m x 2.01m)

BATHROOM

6' 11" x 6' 5" (2.10m x 1.95m)

OUTSIDE THE PROPERTY

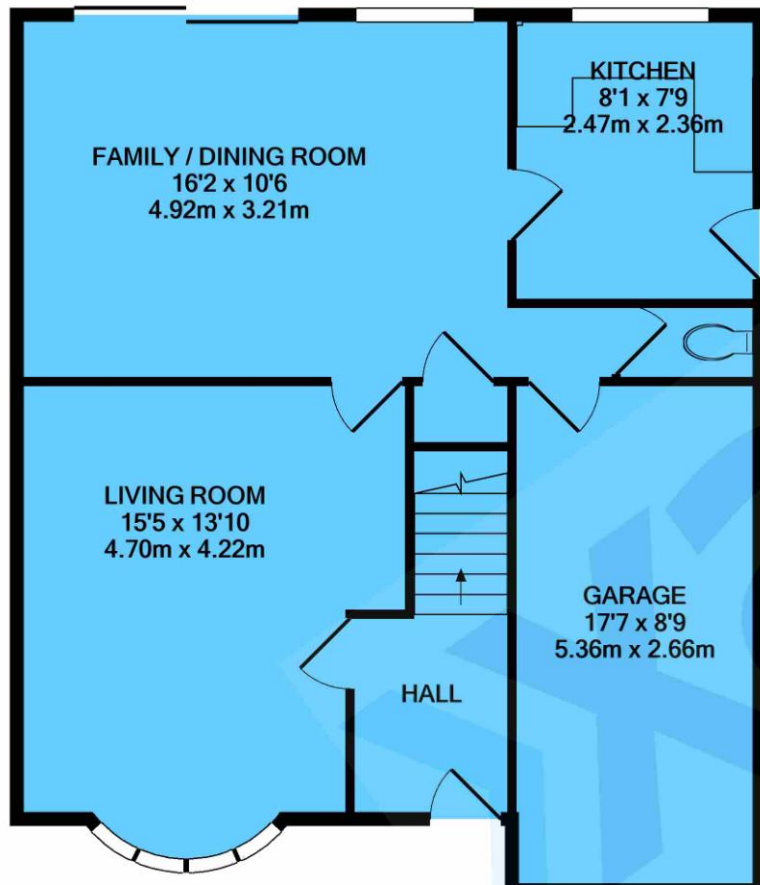
GARAGE

17' 7" x 8' 9" (5.36m x 2.66m)

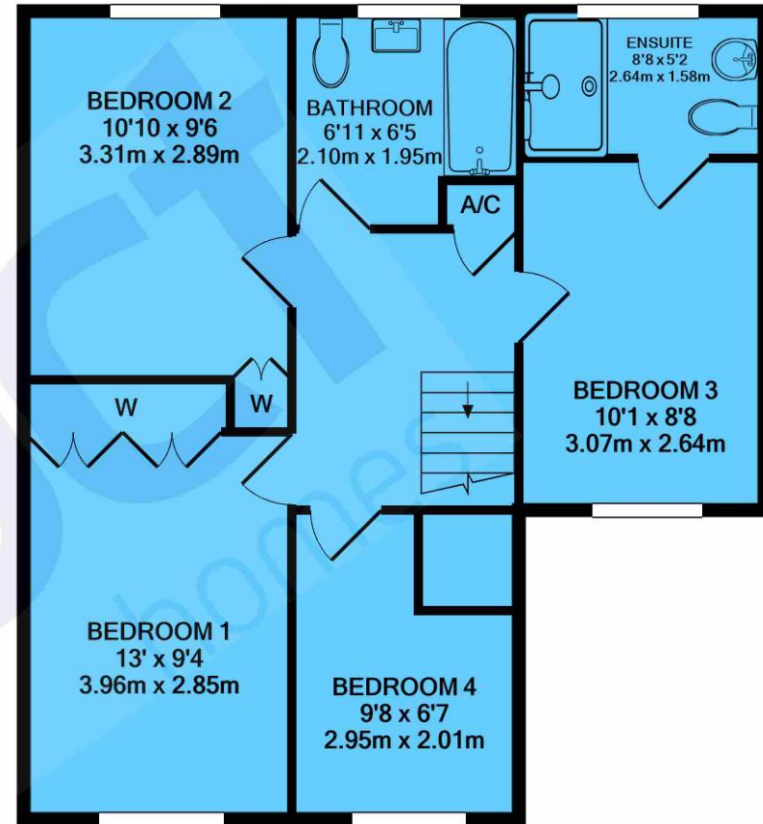
SOUTH EAST FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (131.9 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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