



Rickard Close, Knowle

Guide Price £525,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN, is this three bedroom detached property, located in a quiet cul-de-sac of Knowle and offering scope for extension subject to the necessary planning permission. The property is set behind a lawned fore garden and wide block paved driveway providing parking for multiple vehicles. The ground floor accommodation is accessed via an entrance hallway and consists of:- a spacious living room with electric fire place; a kitchen / diner with fully integrated appliances and breakfast bar; and a downstairs toilet. To the first floor are three generously sized bedrooms all benefiting from fitted wardrobes and a family bathroom. Outside, the property enjoys a beautiful south facing rear garden which is mainly laid with lawn, a patio seating area and a single garage. To view this superb property call Xact Homes today 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: E

Tenure: Freehold



- NO UPWARD CHAIN
- Three Bed Detached Property
- Quiet Cul-de-Sac Location
- Scope To Extend STPP
- Open Plan Kitchen / Diner
- Family Bathroom
- South Facing Rear Garden

PORCH

HALL

WC

5' 12" x 2' 6" (1.82m x 0.76m)

LIVING ROOM

14' 6" x 12' 7" (4.43m x 3.83m)

KITCHEN/DINER

15' 11" x 10' 2" (4.86m x 3.11m)

FIRST FLOOR

BEDROOM ONE

12' 6" x 8' 1" (3.82m x 2.47m)

BEDROOM TWO

9' 2" x 8' 4" (2.8m x 2.55m)

BEDROOM THREE

7' 7" x 7' 5" (2.3m x 2.27m)

BATHROOM

6' 6" x 5' 5" (1.97m x 1.65m)





OUTSIDE THE PROPERTY

GARAGE

18' 7" x 8' 3" (5.66m x 2.51m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Sold as seen, excluding personal ornaments/items, TV and microwave.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers

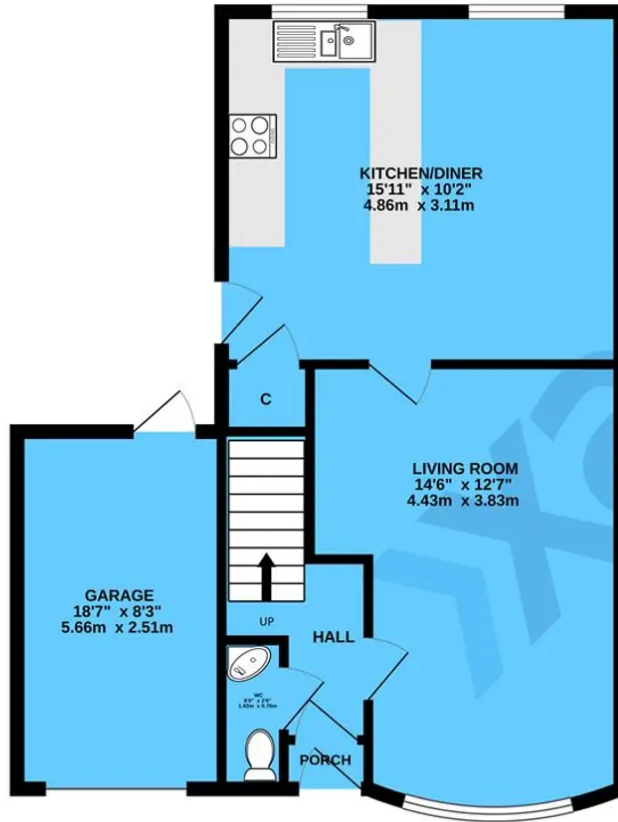
Broadband - BT - Fibre optic

MONEY LAUNDERING REGULATIONS

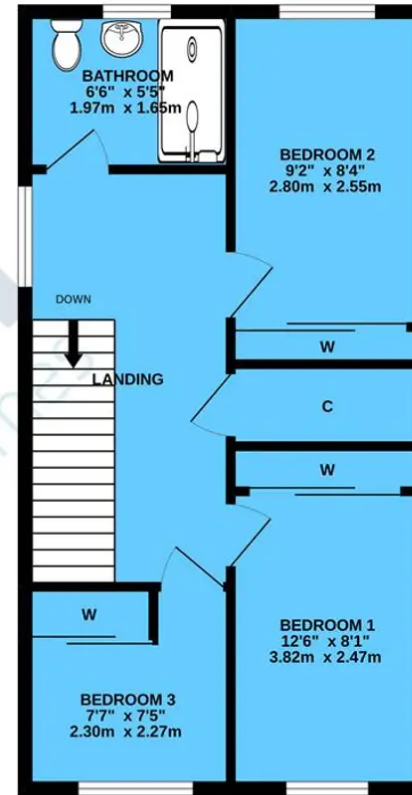
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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