



# Whitacre Road, Knowle

Guide Price £595,000







This immaculately presented three bedroom semi-detached property is located on a highly sought after road of Knowle just a short distance from Knowle Park and the High Street. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway connecting all reception rooms. A particular feature of the property is a stunning open plan kitchen / diner which includes integrated appliances, ample seating space and an abundance of natural light throughout. The remainder of the ground floor is made up of a spacious living room to the front of the property, a home office, a practical utility with downstairs toilet and a detached single garage. The first floor consists of three bedrooms, one of which is a large principal bedroom with fitted wardrobes. All bedrooms are serviced via a modern family bathroom with a walk-in shower and separate bath. Outside the property enjoys a pleasant rear garden with is mainly laid with lawn and includes a patio seating area. To view this property call Xact Homes today on 01564 777 284.

Council tax band: E

Tenure: Freehold







- Three Bedroom Semi-Detached Property
- Set On A Highly Sought After Road In Knowle
- Open Plan Kitchen / Diner
- Spacious Living Room
- Home Office
- Utility & Garage
- Three Double Bedrooms
- Family Bathroom
- Lawn Rear Garden





#### **ENTRANCE HALLWAY**

#### **STUDY**

7' 7" x 9' 2" (2.3m x 2.8m)

#### **UTILITY**

7' 7" x 3' 3" (2.3m x 1m)

#### **WC**

7' 7" x 2' 11" (2.3m x 0.9m)

#### **LIVING ROOM**

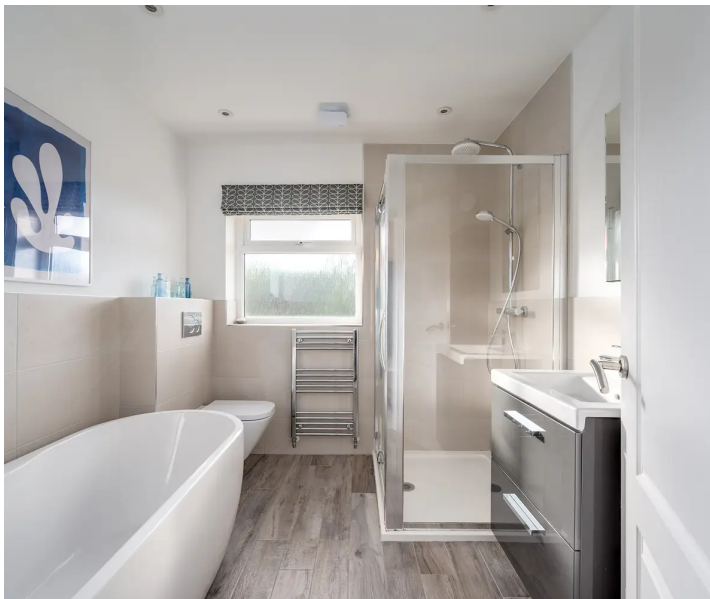
11' 10" x 14' 9" (3.6m x 4.5m)

#### **BREAKFAST/KITCHEN**

18' 4" x 11' 2" (5.6m x 3.4m)

#### **DINING AREA**

12' 12" x 11' 10" (3.95m x 3.6m)







## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 12" x 12' 12" (3.65m x 3.95m)

### **BEDROOM TWO**

15' 5" x 14' 1" (4.7m x 4.3m)

### **BEDROOM THREE**

11' 12" x 12' 12" (3.65m x 3.95m)

### **BATHROOM**

7' 9" x 8' 6" (2.35m x 2.58m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 1" x 9' 6" (4.6m x 2.9m)

### **GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, all blinds, fitted wardrobes in two bedrooms, underfloor heating and electric garage door

## **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Media Fibre-Optic. Loft Space: Boarded with ladder and lighting

## **MONEY LAUNDERING REGULATIONS**

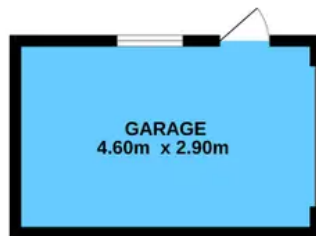
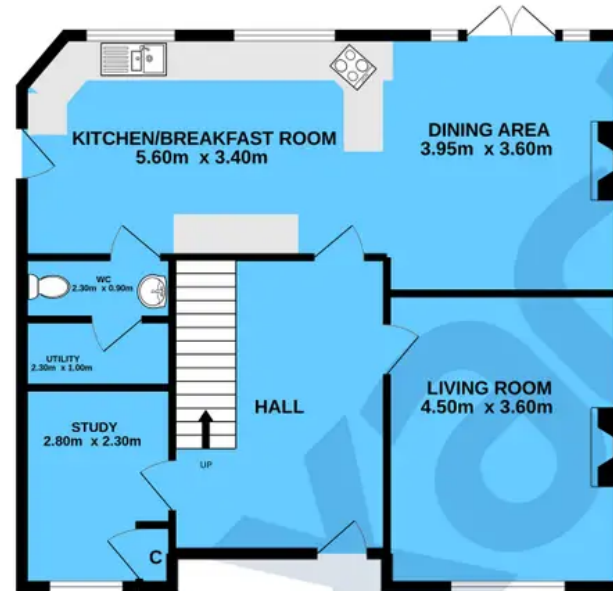
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



1ST FLOOR



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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