



Hertford Way, Knowle

Guide Price £395,000





PROPERTY OVERVIEW

This immaculately presented three bedroom mid-terrace property built in 2017 is offered to the market with the benefit of a 10 year new build guarantee and is located within a short walk from all local amenities and Dorridge Station. The ground floor accommodation benefits from an abundance of natural light throughout and is made up of a spacious living room with ample seating space; a fitted kitchen / diner with views of the rear garden and sufficient storage; and a down stairs toilet. The first floor consists of three bedrooms, one of which is a large principal bedroom with fitted wardrobes. All bedrooms are serviced by a family bathroom. Outside the property enjoys a rear garden which is mainly laid with lawn and two allocated parking spaces to the side of the property. To view this excellent property call Xact Homes today 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: D

Tenure: Freehold





- Three Bedroom Mid-Terrace Property
- 10 Year New-Build Guarantee
- Living Room
- Fitted Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Parking For Multiple Vehicles

Living Room

15' 4" x 13' 3" (4.68m x 4.05m)

WC

6' 11" x 4' 7" (2.1m x 1.39m)

Kitchen/Diner

15' 3" x 10' 6" (4.65m x 3.19m)

First Floor

Bedroom One

11' 9" x 10' 3" (3.59m x 3.12m)

Bedroom Two

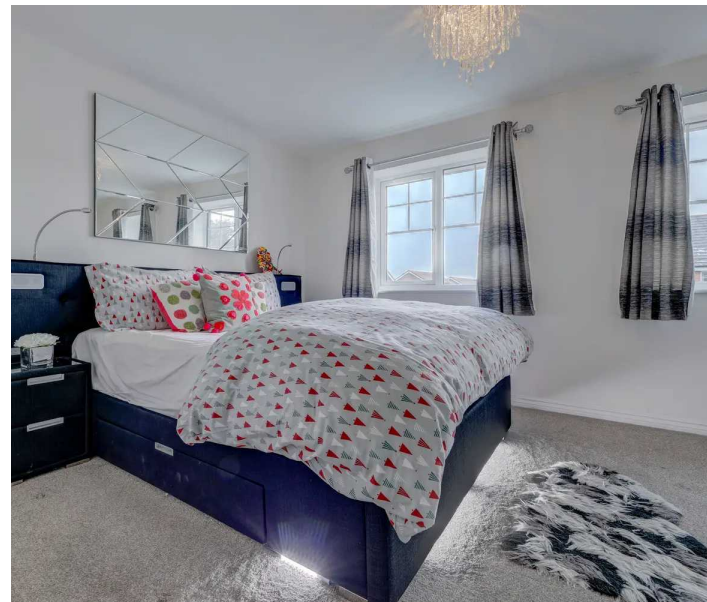
11' 4" x 8' 9" (3.46m x 2.66m)

Bedroom Three

11' 3" x 6' 4" (3.44m x 1.93m)

Bathroom

6' 9" x 5' 7" (2.07m x 1.69m)





Outside the Property

North West Facing Garden

Items Included in Sale

Intergrated Oven (Zanussi), Intergrated Hob (Zanussi),
Extractor, All Carpets, All Curtains, All light fittings and
Garden Shed.

Additional Information

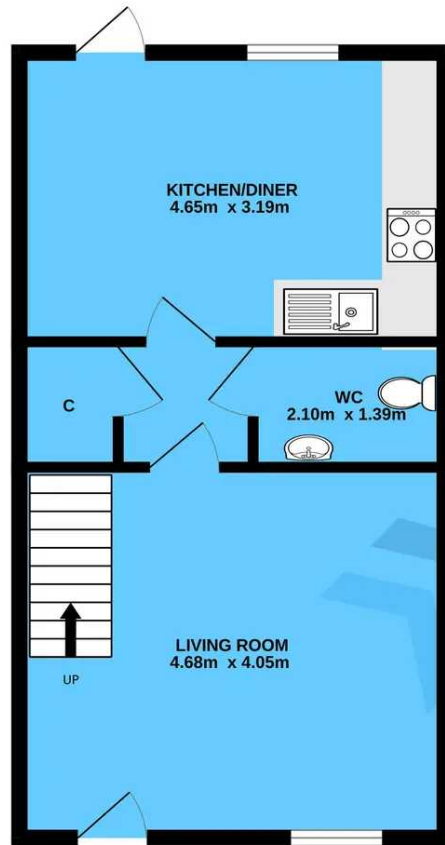
Services - Mains Gas, Electricity, Mains Sewers and
Water. Broadband - BT Fibre Optic Loft Space - Not
Boarded

Money Laundering

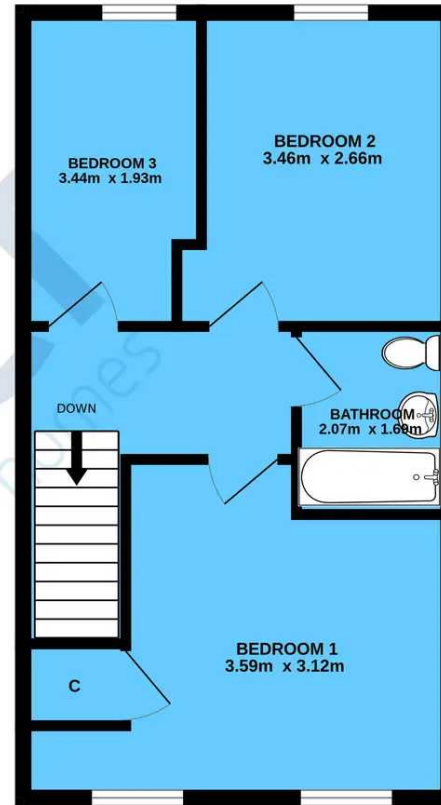
Prior to a sale being agreed, prospective purchasers
will be required to produce identification documents.
Your co-operation with this, in order to comply with
Money Laundering regulations, will be appreciated
and assist with the smooth progression of the sale.



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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