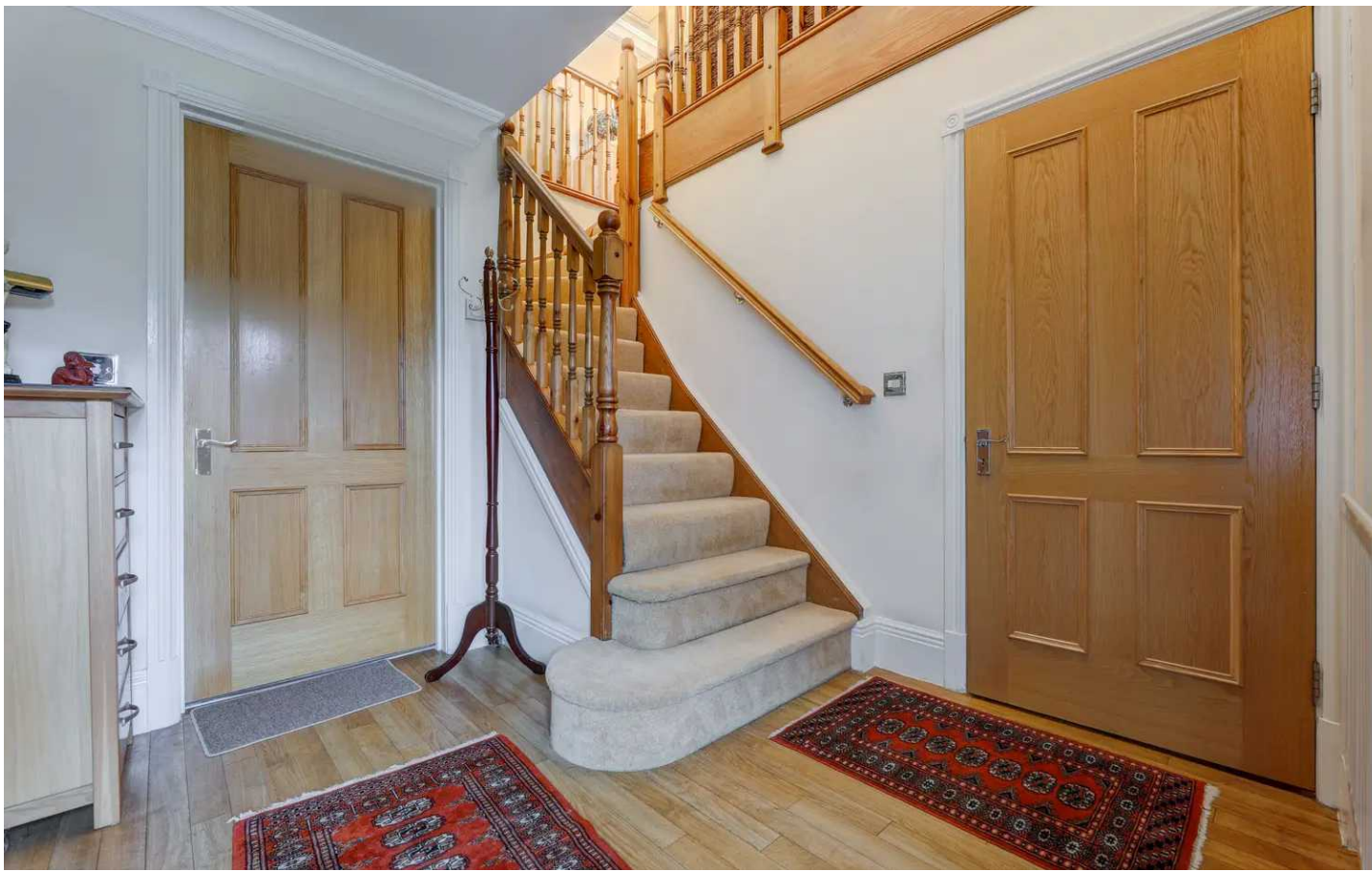




Gannaway, Knowle

Guide Price £490,000





PROPERTY OVERVIEW

A rare opportunity to purchase a two bedroom detached Coach House located mid-way between Knowle & Dorridge being ideally suited to downsizers or buyers looking for a low maintenance "lock up & leave" property. Available to purchase with no onward chain and being very well maintained & presented throughout the property provides potential purchasers with:- entrance hallway, ground floor bedroom with en-suite facilities and integral access to the garage which has a useful utility area. To the first floor there is a dining area, large lounge, fitted kitchen (with SMEG & John Lewis appliances) and principal bedroom with en-suite facilities.

Viewing is recommended to appreciate this spacious property and is strictly by appointment only with Xact Homes 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: F

Tenure: Freehold





- Detached Coach House
- Midway Between Knowle & Dorridge
- Two Double En-Suite Bedrooms
- No Onward Chain
- Fitted Kitchen with SMEG Appliances
- Large Lounge & Dining Area
- Garage with Integral Access
- Low Maintenance Garden

GROUND FLOOR

ENTRANCE HALLWAY

8' 6" x 8' 8" (2.59m x 2.64m)

BEDROOM TWO

13' 8" x 9' 2" (4.17m x 2.79m)

ENSUITE

6' 5" x 6' 1" (1.96m x 1.85m)

FIRST FLOOR

DINING ROOM

15' 10" x 12' 5" (4.83m x 3.78m)

LIVING ROOM

22' 9" x 14' 11" (6.93m x 4.55m)

KITCHEN

11' 10" x 6' 4" (3.61m x 1.93m)

CLOAKROOM/WC

8' 6" x 5' 10" (2.6m x 1.78m)

BEDROOM ONE

16' 6" x 9' 2" (5.03m x 2.79m)

BATHROOM

8' 12" x 5' 10" (2.74m x 1.78m)





OUTSIDE THE PROPERTY

GARAGE

22' 6" x 8' 10" (6.86m x 2.69m)

LOW MAINTENANCE GARDEN

ITEMS INCLUDED IN THE SALE

Smeg free standing cooker, Smeg extractor, microwave, John Lewis fridge, John Lewis fridge freezer, Smeg dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and Cardale electric garage door

ADDITIONAL INFORMATION

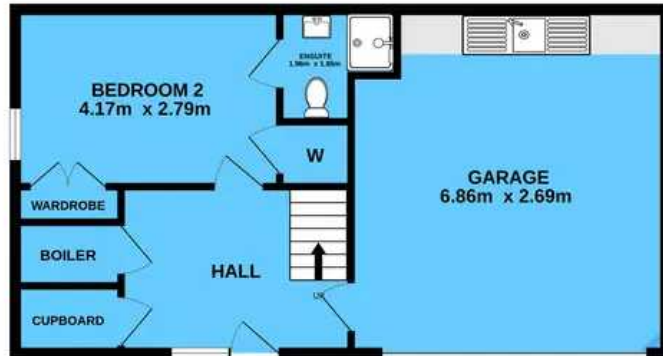
Services: mains gas, electricity and mains sewers.
Broadband: BT. Loft Space: boarded with ladder and lighting Service Charge: £38 pcm. (Bright Willis)

MONEY LAUNDERING REGULATIONS

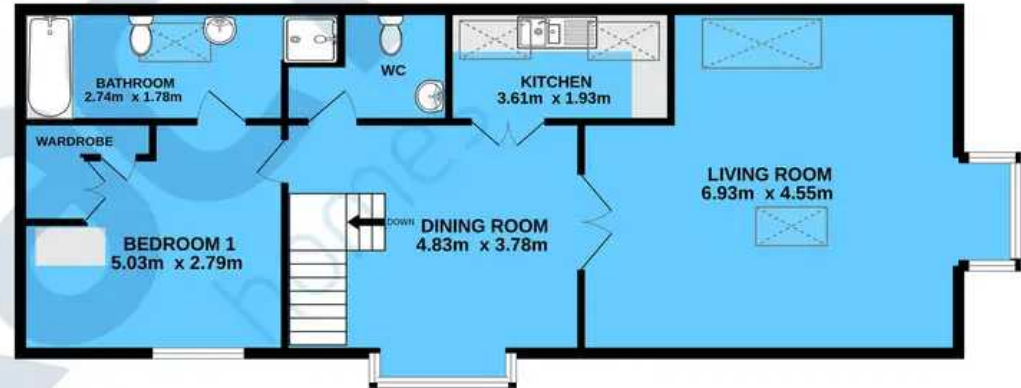
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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SALES & LETTINGS

