



Middlefield Avenue, Knowle

Guide Price £645,000





PROPERTY OVERVIEW

Located on a highly sought after road of Knowle is this delightful four bedroom detached property which is offered to the market with the benefit of NO UPWARD CHAIN and within walking distance to all local amenities, schools and Dorridge Station. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a spacious entrance hallway. The ground floor accommodation comprises of:- a generously sized living room with electric fire; an excellent dining room connecting to a conservatory with views of the rear garden; a fitted kitchen with integrated appliances and ample space for a dining table; practical utility with units; and a single garage. The first floor is made up of four bedrooms, one of which is a principal bedroom with ensuite shower room and fitted wardrobes. All bedrooms are serviced via a family bathroom with bedrooms two and three being spacious doubles with fitted wardrobes and bedroom four which offers the versatility to be used as a home office. Outside, the property benefits from a single garage, off road parking for two/three vehicles and South East facing rear garden.

- NO UPWARD CHAIN
- Four Bedroom Detached Property
- Highly Sought After Road Of Knowle
- Living Room
- Dining Room
- Conservatory
- Principal Bedroom With Ensuite
- Single Garage
- South-Easterly Facing Rear Garden





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



HALL

LIVING ROOM

17' 5" x 11' 10" (5.3m x 3.6m)

DINING ROOM

9' 8" x 9' 6" (2.95m x 2.9m)

CONSERVATORY

9' 2" x 8' 2" (2.8m x 2.5m)

KITCHEN

15' 11" x 8' 10" (4.85m x 2.7m)



UTILITY ROOM

5' 7" x 4' 11" (1.7m x 1.5m)

WC

5' 7" x 3' 7" (1.7m x 1.08m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 7" x 9' 0" (5.35m x 2.75m)

ENSUITE

5' 9" x 5' 7" (1.75m x 1.7m)

BEDROOM TWO

12' 4" x 12' 2" (3.75m x 3.7m)

BEDROOM THREE

10' 10" x 8' 8" (3.3m x 2.65m)

BEDROOM FOUR

9' 2" x 7' 9" (2.8m x 2.35m)

BATHROOM

7' 7" x 5' 7" (2.3m x 1.7m)

OUTSIDE THE PROPERTY

16' 5" x 8' 6" (5m x 2.6m)

REAR GARDEN

ITEMS INCLUDED IN THE SALE

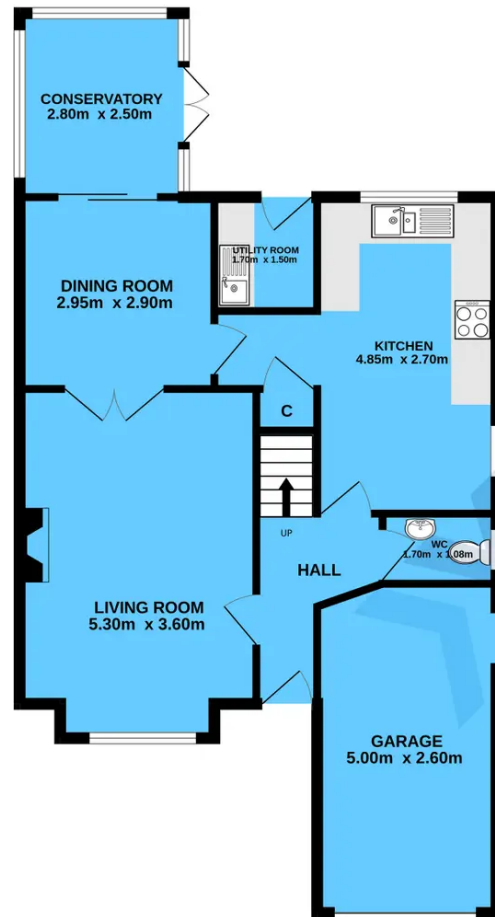
Integrated oven, microwave, fridge freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

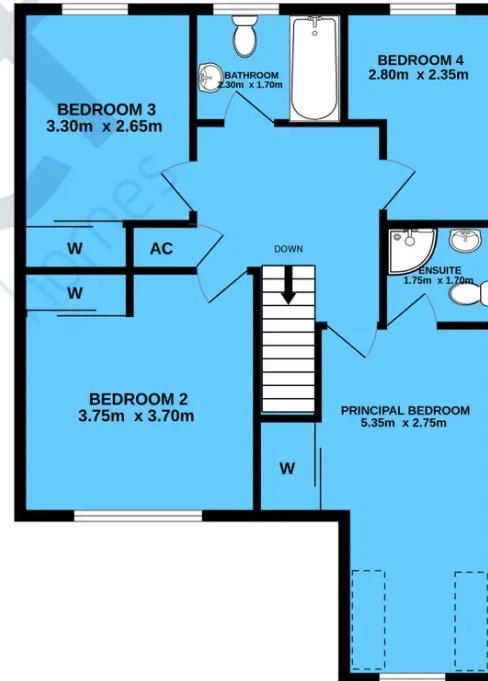
Services - Mains gas, electricity and sewers. Loft space - boarded with with lighting.



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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