



Milverton Road, Knowle

Guide Price £725,000





PROPERTY OVERVIEW

Located within a highly sought after road of Knowle in a quiet cul de sac and within easy walking distance to all local amenities and schools is this significantly extended and absolutely immaculate four bedroom traditional semi detached property. Set behind a tarmacadam driveway, this superb family home truly requires internal inspection to be fully appreciated and includes a stunning open plan kitchen / dining and family room overlooking the south facing rear garden. Accessed via an entrance porch and entrance hallway with cloaks cupboard, the ground floor accommodation includes two beautifully proportioned reception rooms including living room and sitting room. To the rear of the property is an extended and bright open plan kitchen / dining and family room providing ample room for soft furnishings. The kitchen also leads into the utility area which is located immediately behind the garage. To the first floor are four excellent bedrooms and a refurbished family bathroom with underfloor heating. The loft space offers further potential to convert into a 5th bedroom/ensuite subject to the necessary planning permissions. The property benefits from a south facing and private rear garden which is mainly laid with lawn, formal borders, shrubs and trees, a full width paved patio area and impressive new pergolas. To view this stunning family home located in a premier and highly sought after road of Knowle please contact 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: E

Tenure: Freehold





- Traditional Semi Detached
- Four Excellent Bedrooms
- Significantly Extended & Absolutely Immaculate
- Open Plan Breakfast Kitchen & Family Room
- New Carpets Throughout
- Living Room & Dining Room
- Recently Replaced Roof
- Utility & Garage
- South Facing Rear Garden

PORCH

HALL

LIVING ROOM

14' 3" x 10' 12" (4.35m x 3.35m)

SITTING ROOM

13' 11" x 10' 12" (4.25m x 3.35m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25' 11" x 10' 10" (7.9m x 3.3m)

UTILITY

7' 7" x 6' 5" (2.3m x 1.95m)

WC

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





FIRST FLOOR

BEDROOM ONE

13' 11" x 10' 12" (4.25m x 3.35m)

BEDROOM TWO

14' 3" x 10' 12" (4.35m x 3.35m)

BEDROOM THREE

10' 6" x 7' 10" (3.2m x 2.4m)

BEDROOM FOUR

9' 4" x 7' 1" (2.85m x 2.15m)

BATHROOM

7' 5" x 6' 1" (2.25m x 1.85m)

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE

13' 1" x 7' 7" (4m x 2.3m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, dishwasher, underfloor heating in the bathroom, garden shed, Pergolas in the garden, wardrobes in bedroom one and two, all carpets, some curtains, blinds and light fittings.

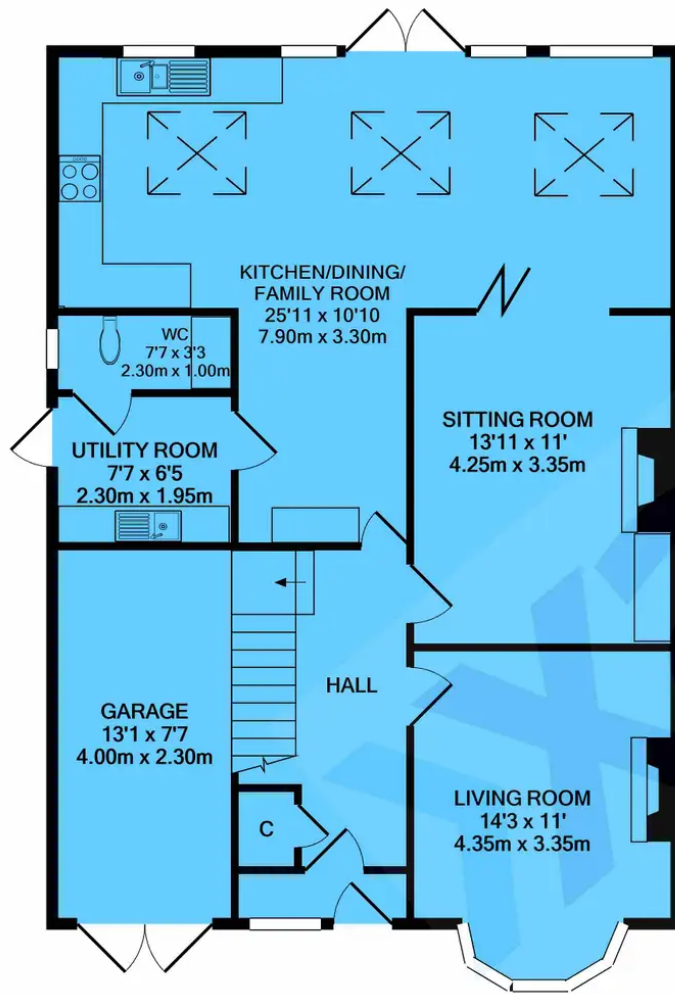
ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Broadband - Virgin. Loft space - Not boarded with ladder and lighting.

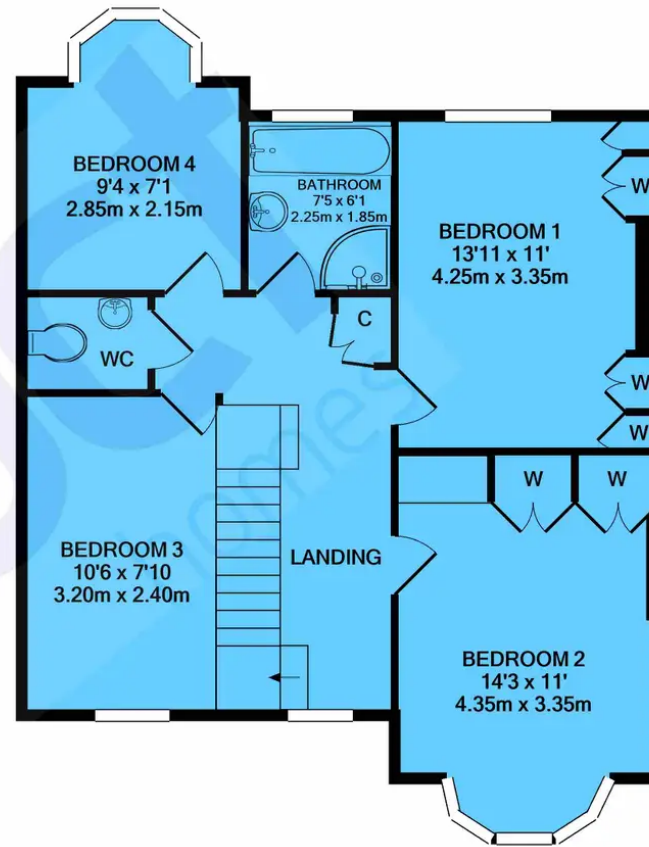
MONEY LAUNDERING REGULATIONS

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 floor plan 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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