



Ullenhall Road, Knowle

Guide Price £450,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached property has been significantly extended and is located on a highly sought after road of Knowle with easy access to all local amenities and schools. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway. The ground floor accommodation consists of:- a spacious living room with electric fireplace; a modern fitted kitchen / diner with integrated appliances and French doors opening out to the rear garden; a generously sized dining room offering versatility to be used as a family room; a practical utility room providing space for white goods with a downstairs toilet; and a store room. The first floor is made up of three bedrooms, one of which is a large principal bedroom with fitted wardrobes and ample space for free standing furniture. All bedrooms are serviced by a modern family bathroom with bedroom three offering versatility to be used as a home office. Outside the property enjoys an easterly facing rear garden which is mainly laid with lawn and includes a patio seating area. To view this excellent property call Xact Homes today on 01564 777 284.

Council tax band: D

Tenure: Freehold





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.

- Three Bedroom Semi-Detached Property
- Highly Sought After Road In Knowle
- Spacious Living Room
- Modern Kitchen / Diner
- Practical Utility Room
- Large Dining Room
- Principal Bedroom With Fitted Wardrobes
- East Facing Rear Garden
- Wide Tarmacadam Driveway



PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 1" x 12' 2" (4.6m x 3.7m)

KITCHEN / DINER

15' 1" x 10' 6" (4.6m x 3.2m)

DINING ROOM

14' 5" x 8' 2" (4.4m x 2.5m)

STORE ROOM

UTILITY ROOM

13' 1" x 8' 2" (4m x 2.5m)

DOWNSTAIRS TOILET

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 8' 2" (3.98m x 2.5m)

BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.55m)

BEDROOM THREE

9' 6" x 6' 5" (2.9m x 1.95m)

BATHROOM

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

OUTSIDE THE PROPERTY

EASTERLY FACING REAR GARDEN





ITEMS INCLUDED IN SALE

Kenwood free standing cooker, extractor, Samsung American fridge freezer, all carpets, curtains, blinds and light fittings, a fitted wardrobe in one bedroom and a garden shed.

ADDITIONAL INFORMATION

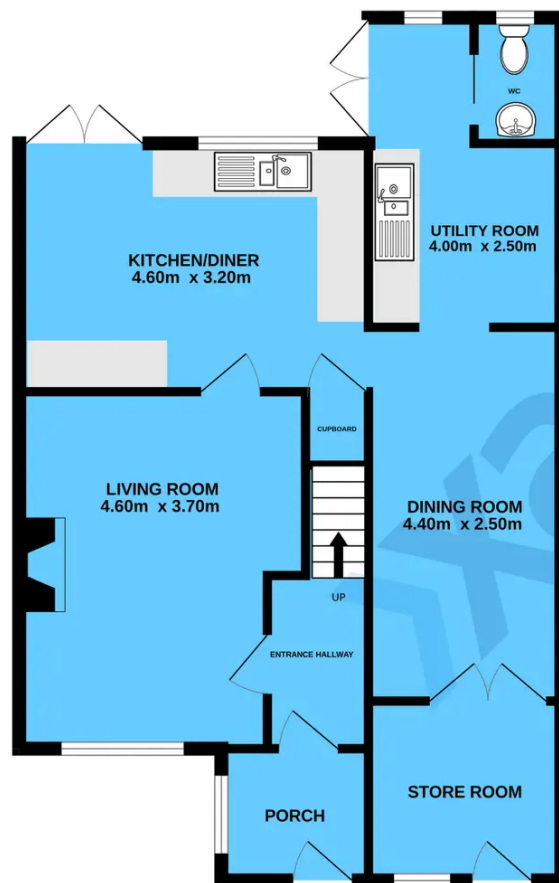
Services - mains gas, electricity and sewers. Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

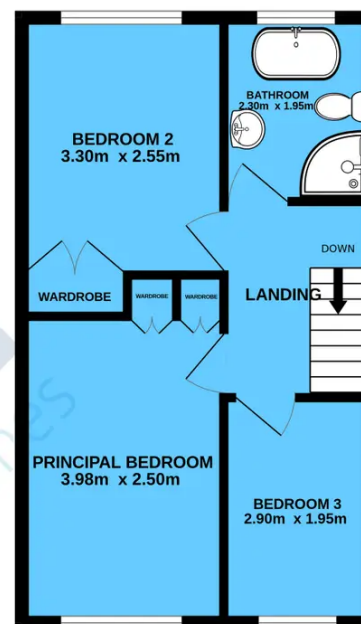
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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