



24 St. Lawrence Close, Knowle

Guide Price £425,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this three bedroom town house located on a quiet and highly sought after road of Knowle within easy walking distance to all local amenities and schools. The property is accessed via a welcoming entrance hallway with ample storage space and leads through to a delightful living room with views to the front of the property. The remainder of the ground floor accommodation is made up of a kitchen / diner which has been tastefully extended to include a sun room benefiting from an abundance of natural light with a set of French doors opening out to the rear garden and a downstairs toilet. The first floor is made up of three bedrooms, one of which is a large principal bedroom with fitted wardrobes with all bedrooms being serviced by a family bathroom. Outside the property enjoys a lawn rear garden and a block paved driveway providing parking for a couple of vehicles leading to a single garage. Call Xact Homes today to arrange a viewing 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: D

Tenure: Freehold





- Three Bedroom Town House
- NO UPWARD CHAIN
- Significantly Extended & Remodelled
- Living Room
- Open Plan Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden
- Single Garage

ENTRANCE HALLWAY

LIVING ROOM

15' 1" x 10' 9" (4.59m x 3.27m)

KITCHEN/DINER

18' 6" x 8' 7" (5.65m x 2.62m)

SUNROOM

13' 12" x 8' 0" (4.26m x 2.44m)

WC

7' 9" x 2' 11" (2.35m x 0.89m)

PRINCIPAL BEDROOM

13' 1" x 9' 9" (3.98m x 2.98m)

BEDROOM TWO

9' 10" x 10' 8" (3m x 3.25m)

BEDROOM THREE

8' 8" x 8' 6" (2.65m x 2.6m)

BATHROOM

8' 4" x 7' 10" (2.53m x 2.38m)

OUTSIDE THE PROPERTY

OFF ROAD PARKING



**GARAGE**

18' 3" x 8' 1" (5.56m x 2.47m)

NORTH FACING GARDEN AT REAR**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, John Lewis integrated hob, extractor, Zanussi fridge freezer, washing machine, all carpets, all curtains, fitted wardrobes in bedroom one and two, all light fittings, garden shed and electric garage door.

ADDITIONAL INFORMATION

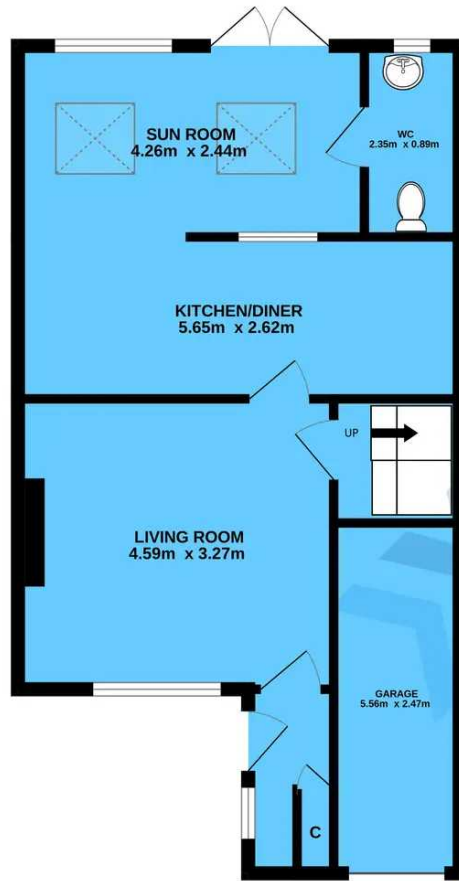
Services: water meter, main gas, electricity and mains sewers. Broadband: Plusnet (service is disconnected), Loft Space: Boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

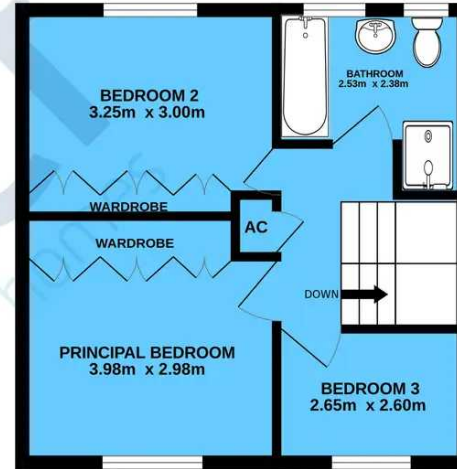
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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Xact Homes

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