



Kenilworth Road, Knowle

Guide Price £495,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom townhouse set in the heart of Knowle within easy walking distance to the High Street and all local amenities. The property is set behind a block paved driveway providing parking for multiple vehicles and is accessed via a welcoming entrance porch. Upon entering the property you are greeted by a spacious living room with excellent views to the front of the property, with the remainder of the ground floor accommodation consisting of a fitted kitchen which has been extended to include a pleasant garden room with views of the rear garden and a downstairs guest toilet. The first floor is made up of two bedrooms both serviced by a family bathroom. Outside the property enjoys a paved courtyard with flower borders and includes a single garage.





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

- Two Bedroom Town House
- NO UPWARD CHAIN
- Prime Location In Knowle
- Living Room
- Fitted Kitchen
- Garden Room
- Family Bathroom
- Lawn Rear Garden
- Single Garage

ENTRANCE PORCH

LIVING ROOM

18' 8" x 13' 11" (5.7m x 4.25m)

KITCHEN

16' 0" x 9' 6" (4.89m x 2.9m)

GARDEN ROOM

11' 10" x 6' 3" (3.6m x 1.9m)

WC

FIRST FLOOR

BEDROOM ONE

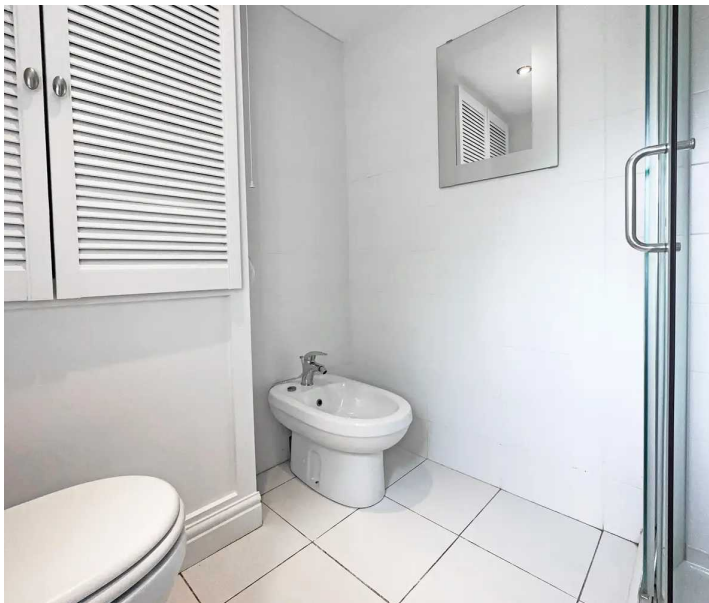
12' 8" x 10' 4" (3.85m x 3.15m)

BEDROOM TWO

12' 2" x 6' 3" (3.7m x 1.9m)

BATHROOM

7' 1" x 5' 11" (2.15m x 1.8m)





OUTSIDE THE PROPERTY

GARAGE

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Sold As Seen

FURTHER ITEMS TO BE INCLUDED IN THE SALE

New boiler 2022

ADDITIONAL INFORMATION

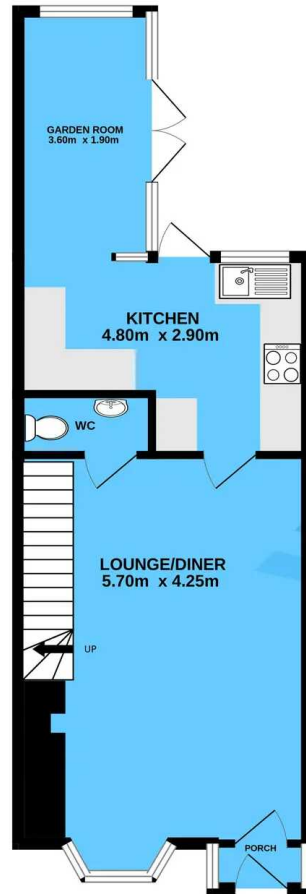
Services: water meter, main gas, electricity and mains sewers. Loft Space: boarded.

MONEY LAUNDERING REGULATIONS

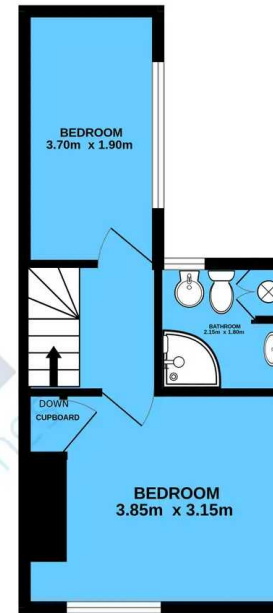
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
Made with Metropix ©2023

Xact Homes

1632-1642 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

