



Purnells Way, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this four bedroom detached property located on a highly sought after road in Knowle ideal for potential investors and developers. Set behind a block paved driveway providing parking for multiple vehicles the property is accessed via a welcoming entrance hallway with ample storage and a guest toilet. The remainder of the ground floor accommodation is made up of:- a spacious living room with sliding doors to the rear garden; a fitted kitchen; a large dining room connect to a conservatory; and a single garage. The first floor consists of four bedrooms, one of which is a generously sized principle bedroom all serviced by a family bathroom. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and a patio seating area. To view this excellent property call Xact Homes today 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





- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Ideal For Investors Or Developers
- Living Room
- Dining Room With Conservatory
- Fitted Kitchen
- Single Garage
- Large Principle Bedroom
- Lawn Rear Garden

ENTRANCE HALLWAY

GUEST WC

LIVING ROOM

15' 7" x 14' 11" (4.75m x 4.55m)

KITCHEN

12' 6" x 11' 6" (3.8m x 3.5m)

DINING ROOM

10' 4" x 8' 2" (3.15m x 2.5m)

CONSERVATORY

11' 10" x 9' 6" (3.6m x 2.9m)

PRINCIPAL BEDROOM

12' 4" x 11' 12" (3.75m x 3.65m)

BEDROOM TWO

11' 12" x 8' 6" (3.65m x 2.6m)

BEDROOM THREE

11' 2" x 8' 8" (3.4m x 2.65m)

BEDROOM FOUR

10' 12" x 8' 0" (3.35m x 2.45m)

BATHROOM

7' 9" x 7' 3" (2.35m x 2.2m)





OUTSIDE THE PROPERTY

SINGLE GARAGE

22' 6" x 8' 8" (6.85m x 2.65m)

REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge, two freezers (one in the garage & one in the kitchen), dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms and all light fittings.

ADDITIONAL INFORMATION

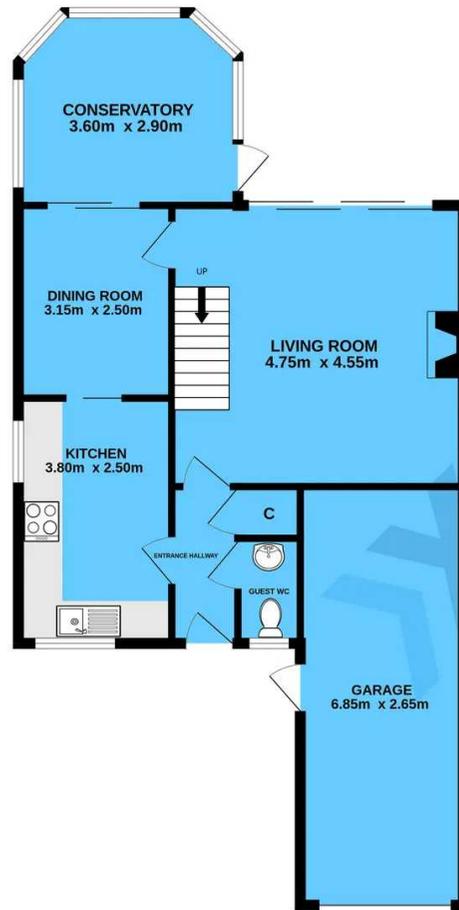
Services - mains gas, electricity and mains sewers. Broadband - Virgin media. Loft space - partially boarded with lighting. Modern gas boiler installed (2022)

MONEY LAUNDERING REGULATIONS

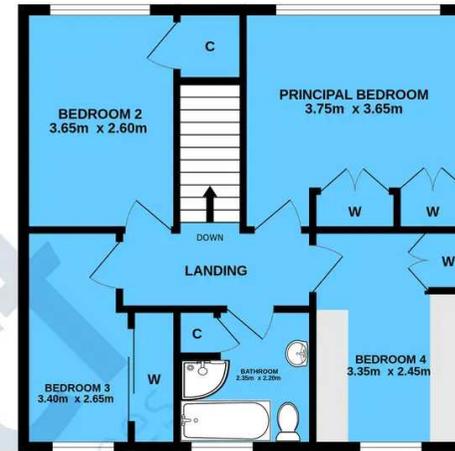
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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