



St. Annes Grove, Knowle

In Excess of £435,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and within the catchment area for Arden Academy is this three bedroom semi detached property which is well presented throughout and is located within easy walking distance to Knowle park and all local amenities. Set back behind a paved driveway, the property is accessed via a reception hallway with living room and open plan breakfast kitchen to the ground floor. The kitchen affords a tiled floor throughout, benefits from a pantry, courtesy door to the side and French doors opening onto the rear garden. To the first floor are three bedrooms all with fitted wardrobes and all serviced via a family bathroom fitted with electric underfloor heating. The property also benefits from a single garage and landscaped rear garden which is mainly laid with lawn and full width paved patio. Your private viewing can be arranged by contacting 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: D

Tenure: Freehold



- Three Bedroom Semi Detached
- Within The Arden Academy Catchment
- Set Within A Quiet Cul-De-Sac
- Well Presented Throughout
- Viewing Essential
- Open Plan Breakfast Kitchen
- Living Room
- Landscaped Rear Garden

HALL

LIVING ROOM

15' 3" x 12' 2" (4.65m x 3.71m)

BREAKFAST KITCHEN

15' 3" x 10' 6" (4.65m x 3.2m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 8' 4" (4.6m x 2.54m)

BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.54m)

BEDROOM THREE

8' 12" x 6' 5" (2.74m x 1.96m)

BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m)





OUTSIDE THE PROPERTY

GARAGE

18' 12" x 8' 8" (5.79m x 2.64m)

EAST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Bosch dishwasher, all carpets and blinds, fitted wardrobes in three bedrooms and underfloor heating in bathroom.

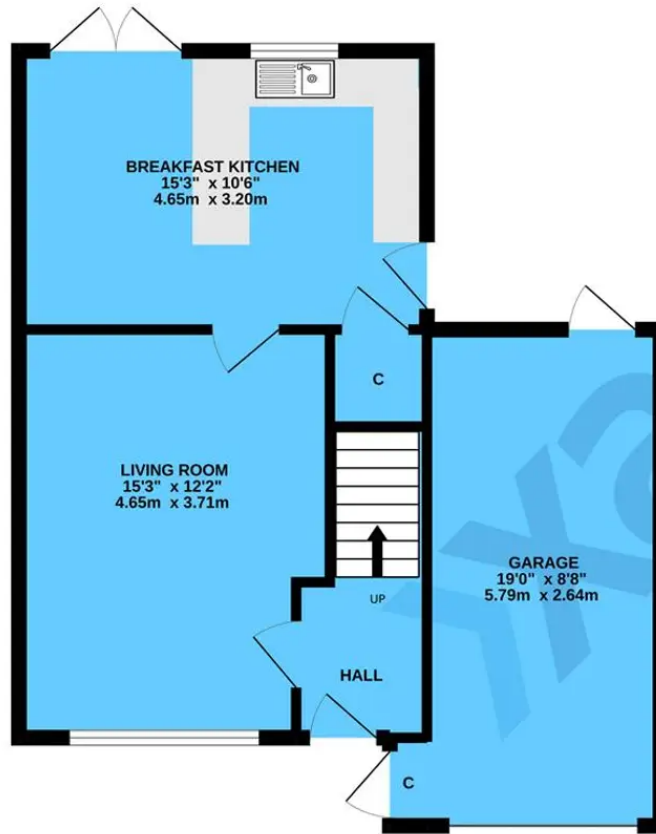
ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and sewers. Broadband - TalkTalk - Fibre optic. Loft Space - Boarded with lighting.

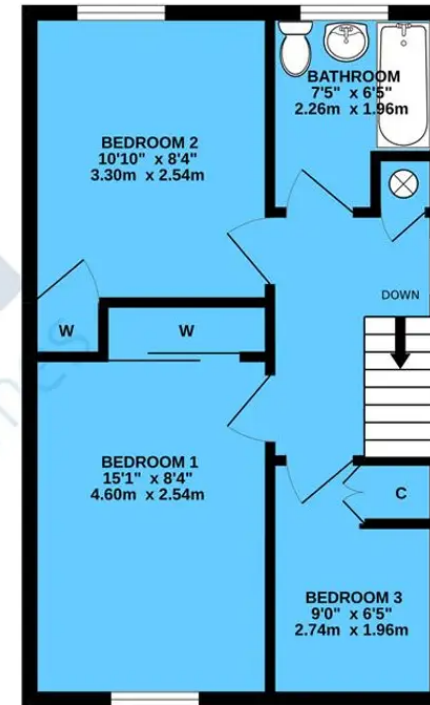
MONEY LAUNDERING REGULATIONS

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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SALES & LETTINGS

