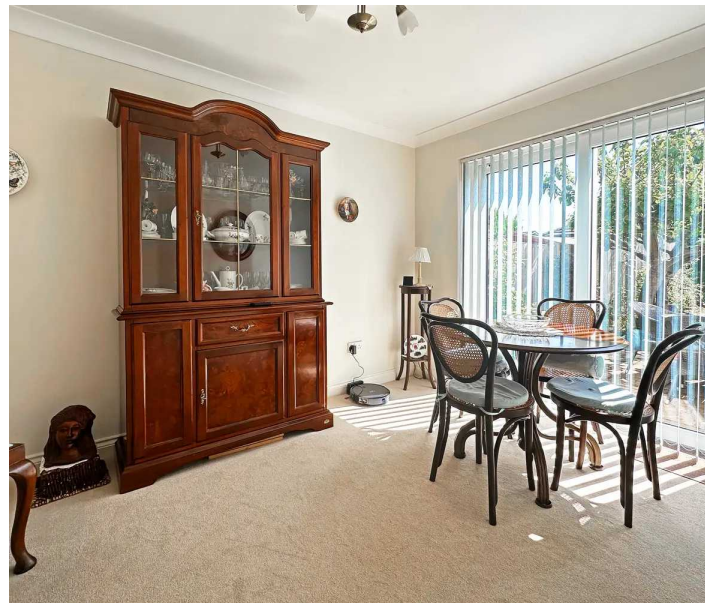




Abbots Close, Knowle

Guide Price £600,000



PROPERTY OVERVIEW

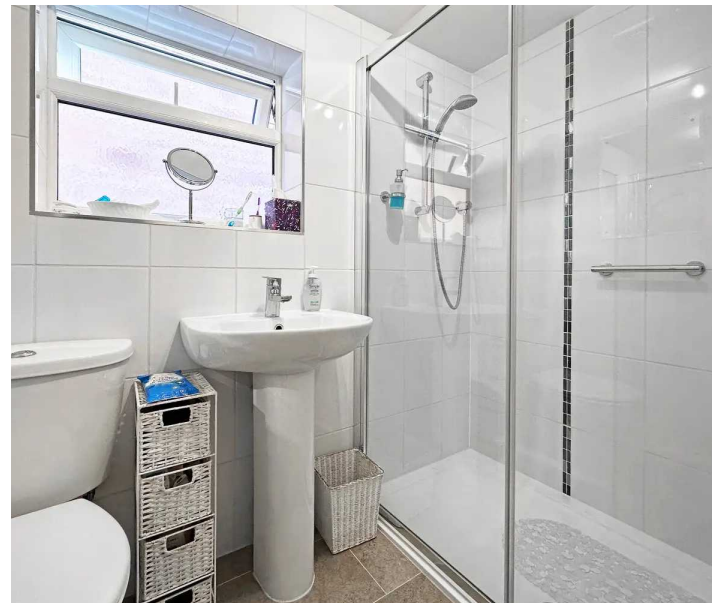
Offered to the market with the benefit of NO UPWARD CHAIN is this immaculately presented three / four bedroom detached property located on a quiet and highly sought after road of Knowle. The property has been internally remodelled and improved by the existing owners creating an extremely versatile accommodation which could be extended further subject to necessary planning permission. Set behind a block paved driveway providing parking for multiple vehicles the property is accessed via a welcoming entrance hallway benefiting from a cloakroom with the ground floor accommodation comprising of:- a large living room with a feature bay window overlooking the front of the property; a modern fitted kitchen with a range of integrated appliances; a separate dining room with views of the rear garden; a versatile sun-room which could be used as a fourth bedroom, study or playroom; a utility with downstairs shower room; and a store / garage. Additionally, all hard flooring throughout the property is Karndean. The first floor is made up of three bedrooms; two of which are generously sized doubles with fitted wardrobes, offers an airing cupboard which contains a pressurized tank and all bedrooms are serviced by an updated family bathroom.



Outside the property enjoys gardens front and back with a delightful low maintenance, private south-facing rear garden with a large patio seating area, synthetic grass, water feature and useful storage shed. To view this stunning 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

- Three / Four Bedroom Detached Property
- NO UPWARD CHAIN
- Quiet & Highly Sought After Location
- Versatile Living Accommodation
- Living Room
- Dining Room
- Shower Room
- Principal Bedroom And Second Bedroom With Fitted Wardrobes
- Low Maintenance South-Facing Rear Garden





ENTRANCE HALL

CLOAKROOM

LIVING ROOM

14' 9" x 11' 6" (4.5m x 3.5m)

KITCHEN

10' 8" x 9' 0" (3.25m x 2.75m)

DINING ROOM

10' 12" x 8' 10" (3.35m x 2.7m)

SUNROOM/BEDROOM FOUR

13' 6" x 7' 10" (4.11m x 2.4m)

SHOWER ROOM

6' 11" x 4' 11" (2.1m x 1.5m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 10' 10" (4.5m x 3.3m)

BEDROOM TWO

11' 4" x 10' 10" (3.45m x 3.3m)

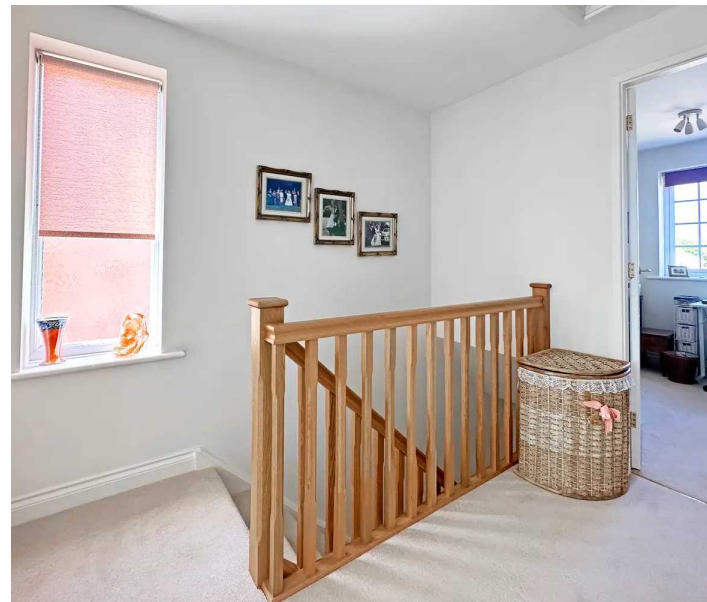
BEDROOM THREE

8' 8" x 7' 5" (2.65m x 2.25m)

BATHROOM

7' 7" x 7' 5" (2.3m x 2.25m)

AIRING CUPBOARD





OUTSIDE THE PROPERTY

STORE ROOM/GARAGE

SOUTH FACING PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

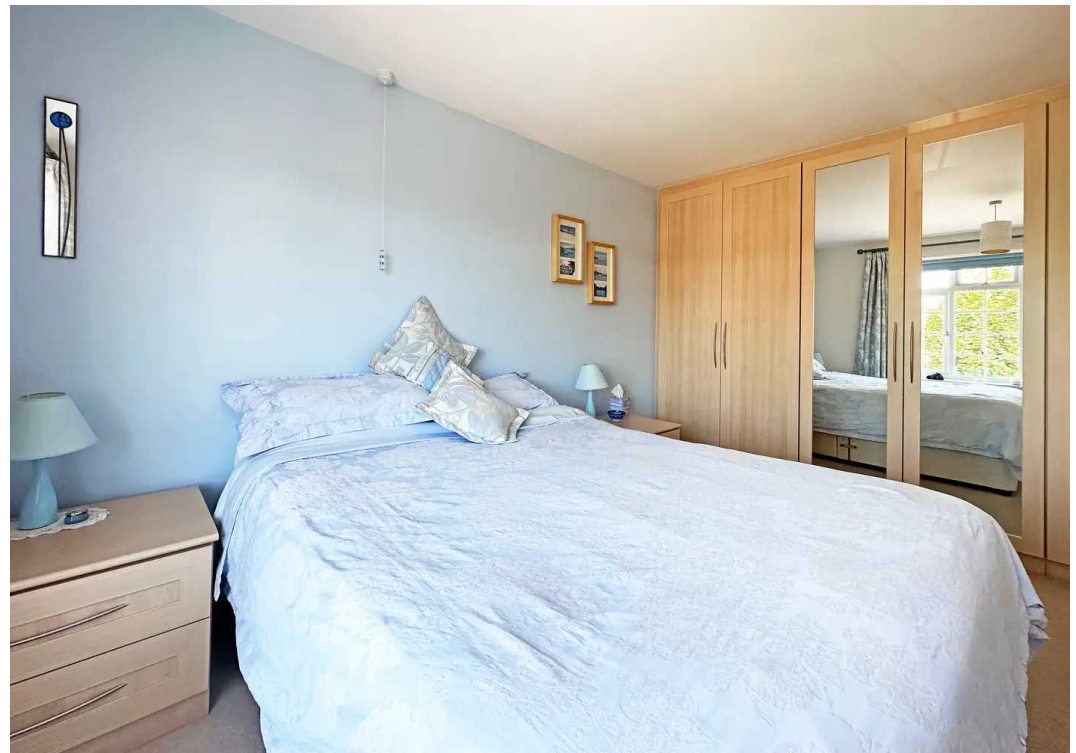
Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge freezer, Bosch dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one and two, all light fittings and garden shed.

ADDITIONAL INFORMATION

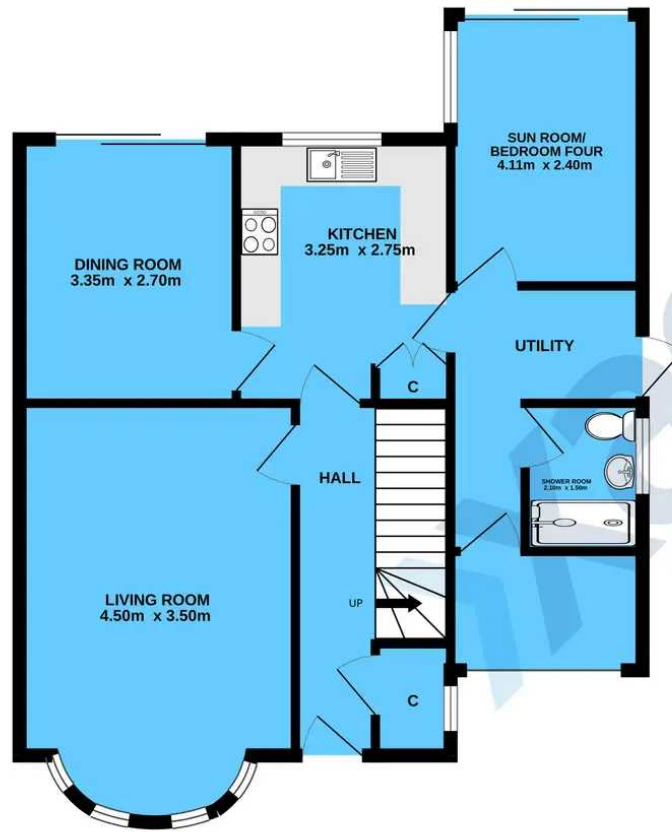
Services: water meter, main gas, electricity and main sewers. Broadband: Virgin Fibre-Optic. Loft Space: partially boarded with lighting

MONEY LAUNDERING REGULATIONS

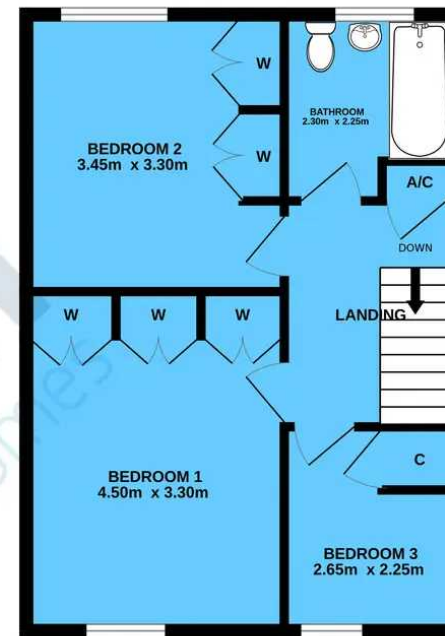
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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