



Warwick Road, Knowle

Guide Price £500,000







## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this four bedroom semi-detached property offering superb scope for extension subject to necessary planning permission. The property is located on a highly sought after road in Knowle and is set behind a tarmac driveway providing parking for multiple vehicles. The ground floor accommodation is accessed via an entrance porch leading through to a spacious hallway connecting all reception rooms which includes:- a large living room benefiting from an abundance of natural light throughout and excellent views of the rear garden; a dining room with a feature fire place; a fitted kitchen with integrated appliances; (a condensing gas boiler 3 years old), utility with guest toilet; and a single garage. The first floor is made up of four bedrooms, one of which is a large principal bedroom with fitted wardrobes with bedroom three benefiting from a shower and sink with all remaining bedrooms serviced via a family bathroom. Outside the property enjoys a deceptively large L-shaped garden which is mainly laid with lawn and includes a large raised and paved patio seating area. Early viewing is highly recommended on this superb family home.







## 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.

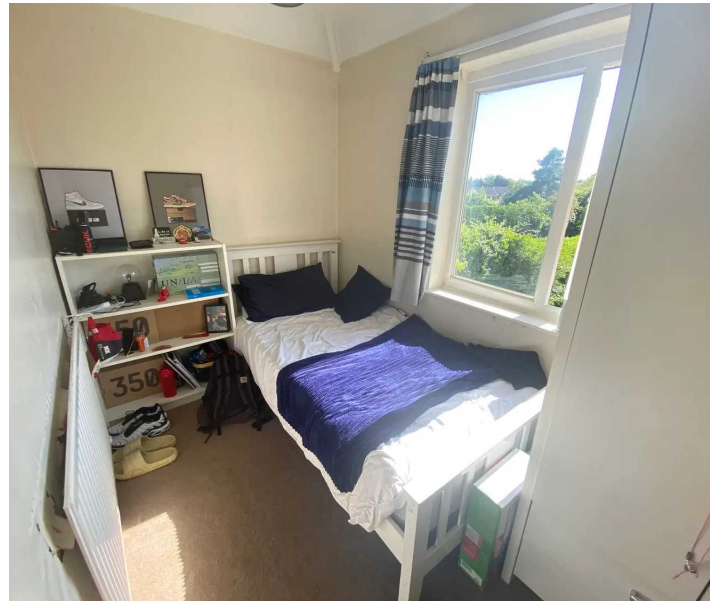
Council Tax band: E

Tenure: Freehold





- Four Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For Investors Or Developers
- Opportunity To Extend Subject To Planning Permission
- Living Room & Dining Room
- Fitted Kitchen
- Single Garage
- Large Rear Garden
- Highly Sought After Location





**ENTRANCE PORCH**

9' 6" x 3' 3" (2.9m x 0.98m)

**HALLWAY****LIVING ROOM**

16' 4" x 12' 4" (4.98m x 3.76m)

**DINING ROOM**

13' 5" x 10' 11" (4.1m x 3.33m)

**KITCHEN**

6' 11" x 13' 0" (2.12m x 3.97m)

**UTILITY**

8' 6" x 8' 1" (2.6m x 2.47m)

**GUEST TOILET**

4' 0" x 2' 9" (1.23m x 0.85m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

13' 6" x 9' 10" (4.12m x 2.99m)

**BEDROOM TWO**

9' 11" x 9' 10" (3.03m x 2.99m)

**BEDROOM THREE**

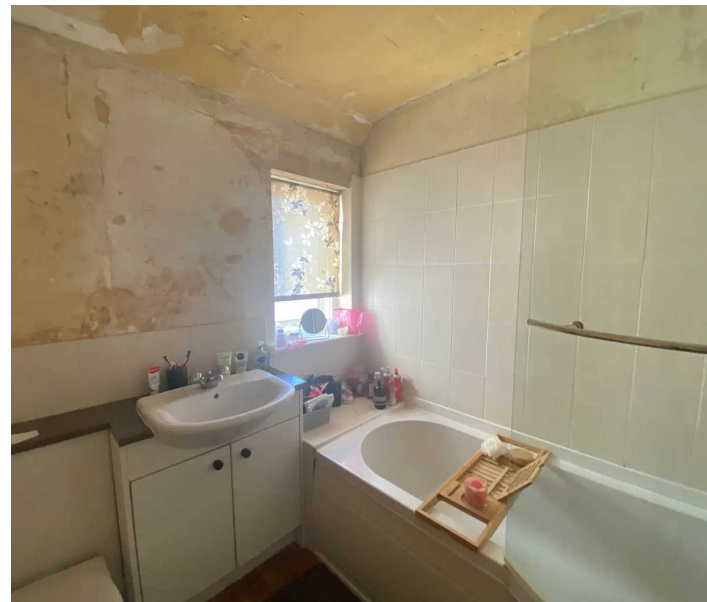
10' 2" x 6' 0" (3.09m x 1.84m)

**BEDROOM FOUR**

9' 12" x 6' 7" (3.04m x 2.01m)

**BATHROOM**

6' 11" x 6' 10" (2.12m x 2.08m)







#### **OUTSIDE THE PROPERTY**

##### **SINGLE GARAGE**

8' 11" x 15' 5" (2.71m x 4.7m)

##### **SOUTH TO SOUTH WEST GARDEN**

##### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

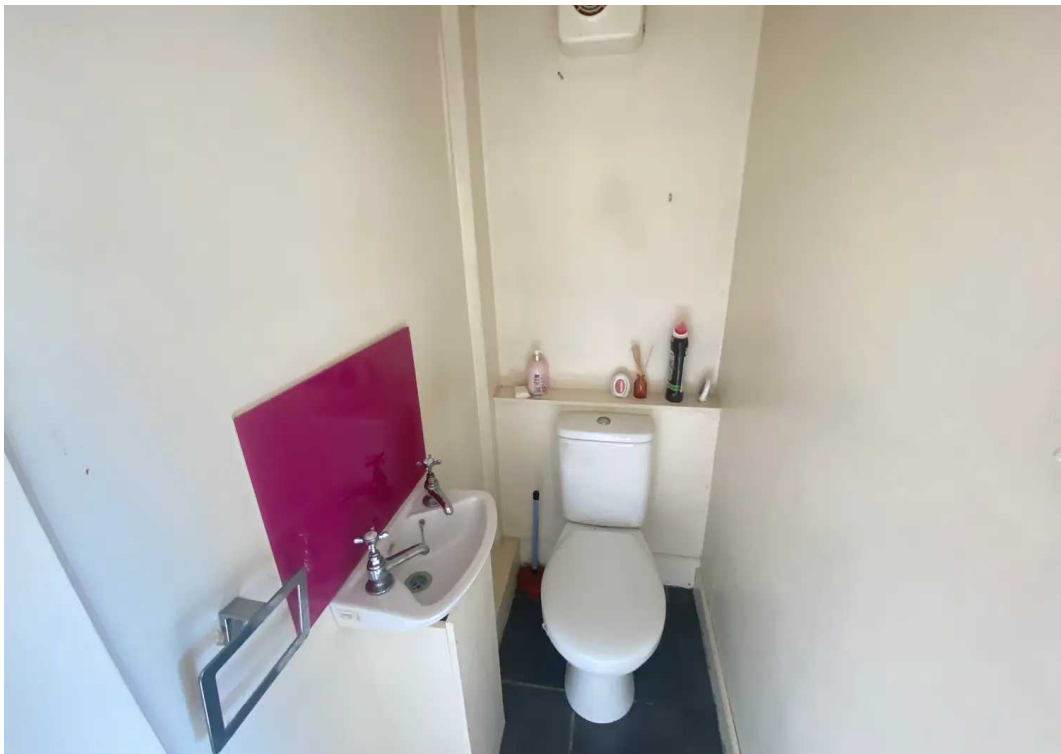
##### **ADDITIONAL INFORMATION**

Services: main gas, electricity and mains sewers. Loft Space: Boarded, partially insulated 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.

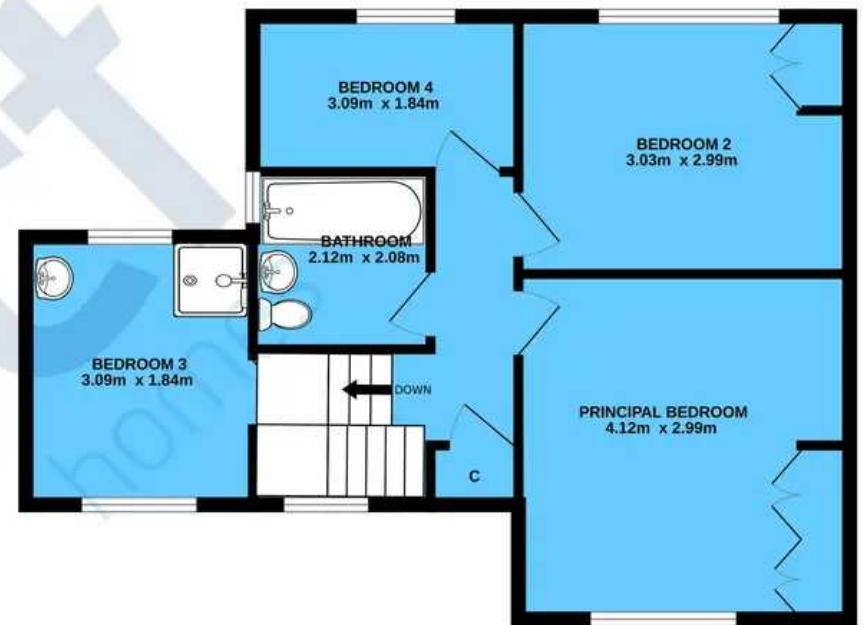
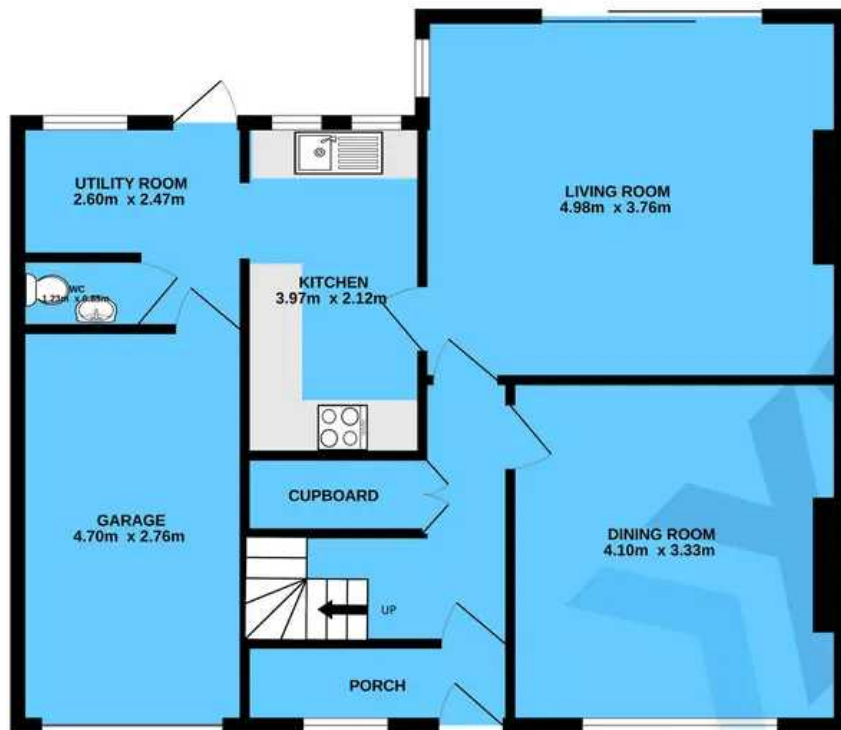






GROUND FLOOR

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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