



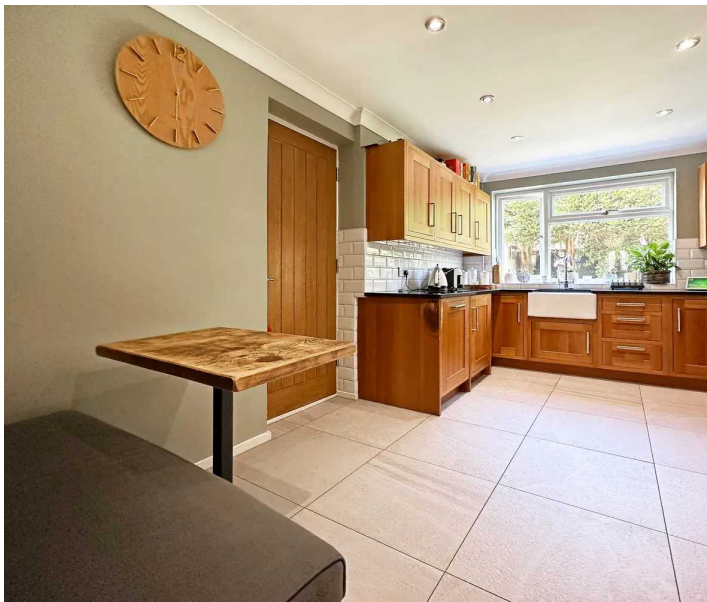
Trehern Close, Knowle

Guide Price £670,000



PROPERTY OVERVIEW

Set within this quiet cup-de-sac of Knowle is this extended four double bedroom detached property which requires internal inspection to be fully appreciated. The property is located behind a block paved driveway providing ample parking and is accessed via an entrance hallway with guest cloakroom and provides access to all ground floor accommodation. The ground floor consists of two reception rooms with the living room to the front elevation and dining room to the rear with french doors leading to the rear patio. The breakfast kitchen provides ample base wall and drawer units together with a range cookers and integrated appliances plus a courtesy door leading into a large utility which has been created using the rear part of a double tandem garage. The single garage is also accessed via the utility. To the first floor are four double bedrooms as the property has been extended to the side. The principal bedroom affords fitted wardrobes and also benefits from a luxury en suite facility. The remaining bedrooms are all serviced via the modern family bathroom. Outside the property enjoys a landscaped rear garden with full width patio and is mainly laid with lawn. To view this excellent family home located within Arden Academy catchment area please contact 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: F

Tenure: Freehold





- Four Bed Extended Detached
- Arden Academy Catchment Area
- Four Double Bedrooms
- Set Behind Block Paved Driveway
- Two Reception Rooms
- Breakfast Kitchen
- Principal Bedroom With Large Luxury En-suite
- Single Garage
- Viewing Essential

ENTRANCE HALLWAY

GUEST CLOAKROOM

LIVING ROOM

16' 6" x 12' 2" (5.04m x 3.7m)

DINING ROOM

10' 2" x 11' 7" (3.1m x 3.53m)

BREAKFAST KITCHEN

9' 5" x 15' 1" (2.86m x 4.59m)

UTILITY

11' 6" x 8' 0" (3.51m x 2.44m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 8" x 14' 4" (3.55m x 4.37m)

EN-SUITE

5' 9" x 5' 7" (1.75m x 1.71m)

BEDROOM TWO

10' 9" x 10' 3" (3.27m x 3.12m)

BEDROOM THREE

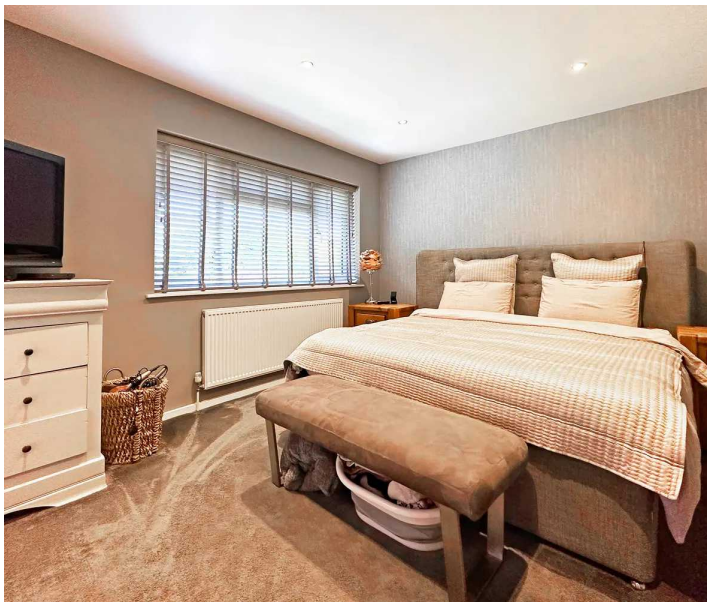
7' 11" x 7' 5" (2.41m x 2.25m)

BEDROOM FOUR

7' 11" x 8' 11" (2.42m x 2.72m)

BATHROOM

10' 1" x 4' 9" (3.08m x 1.46m)





OUTSIDE THE PROPERTY

GARAGE

15' 3" x 10' 12" (4.66m x 3.35m)

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN SALE

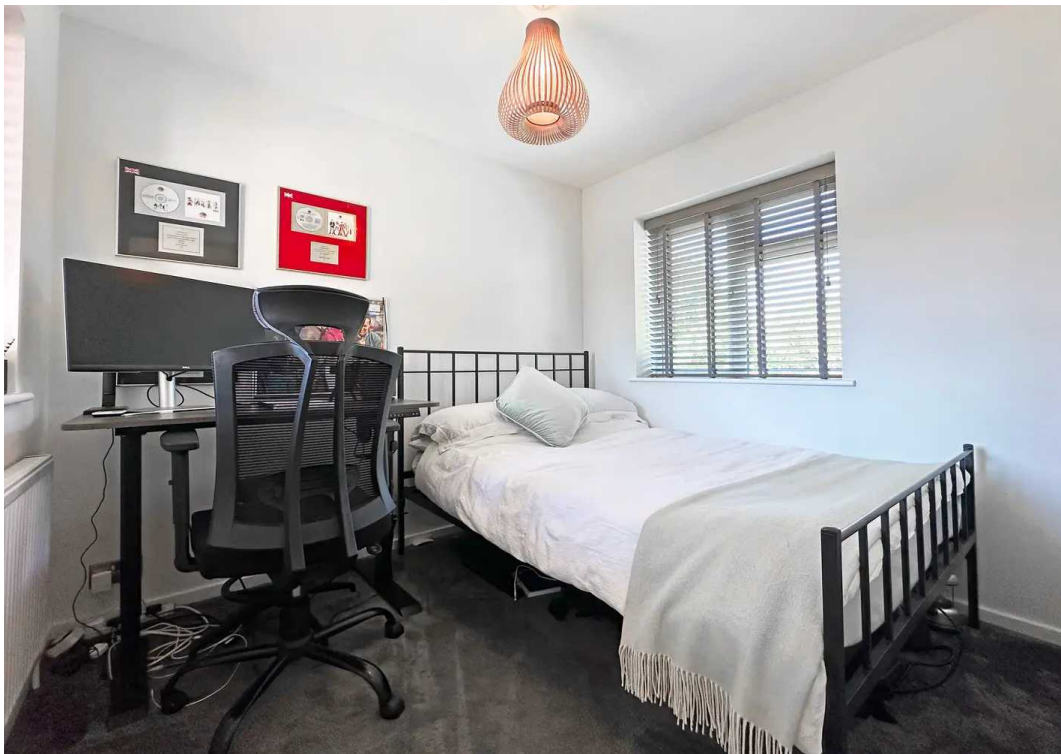
Free standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

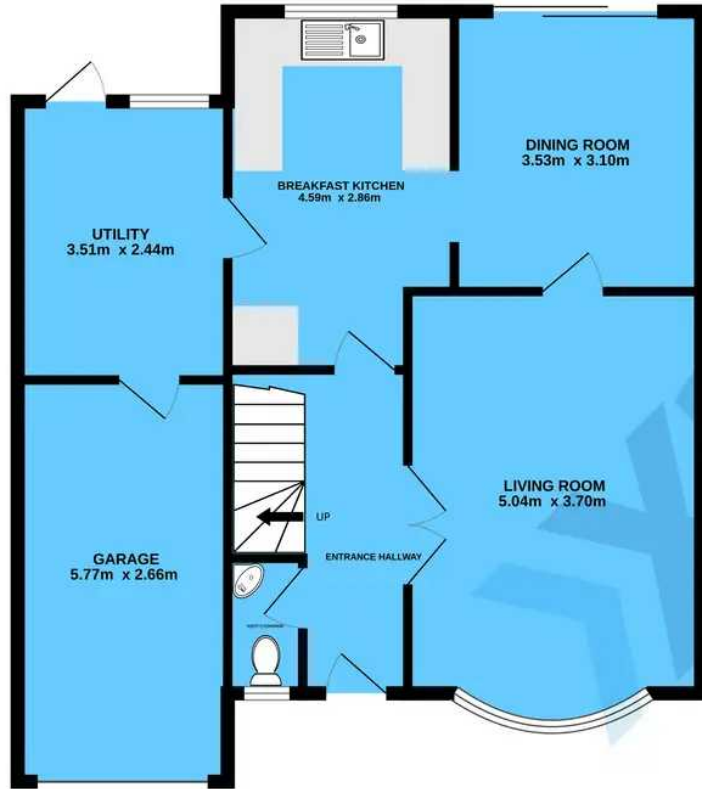
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with ladder and lighting.

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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