



Needhill Close, Knowle

Guide Price £360,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom semi-detached property located in a quiet and highly sought after cul-de-sac in Knowle. The property has been tastefully extended to include an open plan kitchen / diner benefiting from an abundance of natural light throughout with excellent views of the rear garden with remainder of the ground floor accommodation comprising of a spacious living room and a single garage. The first floor is made up of two double bedrooms both benefiting from fitted wardrobes and serviced via a family bathroom. Outside the property enjoys a lawn rear garden with patio seating and a block paved driveway providing parking for multiple vehicles. To view this superb 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: D

Tenure: Freehold





- Two Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Highly Sought After & Quiet Location
- Open Plan Kitchen / Diner
- Living Room
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Single Garage

ENTRANCE HALL

LIVING ROOM

9' 8" x 14' 8" (2.94m x 4.47m)

KITCHEN

8' 2" x 12' 11" (2.48m x 3.94m)

DINING ROOM

6' 10" x 13' 11" (2.09m x 4.23m)





FIRST FLOOR

BEDROOM ONE

10' 8" x 9' 9" (3.24m x 2.97m)

BEDROOM TWO

7' 9" x 10' 8" (2.35m x 3.24m)

BATHROOM

4' 12" x 8' 0" (1.52m x 2.44m)

OUTSIDE THE PROPERTY

GARAGE

16' 10" x 7' 9" (5.12m x 2.35m)

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, integrated fridge (with freezer compartment), Bosch dishwasher, Hotpoint washing machine, all carpets, some curtains, some blinds, fitted wardrobes in bedrooms one and two and all light fittings.

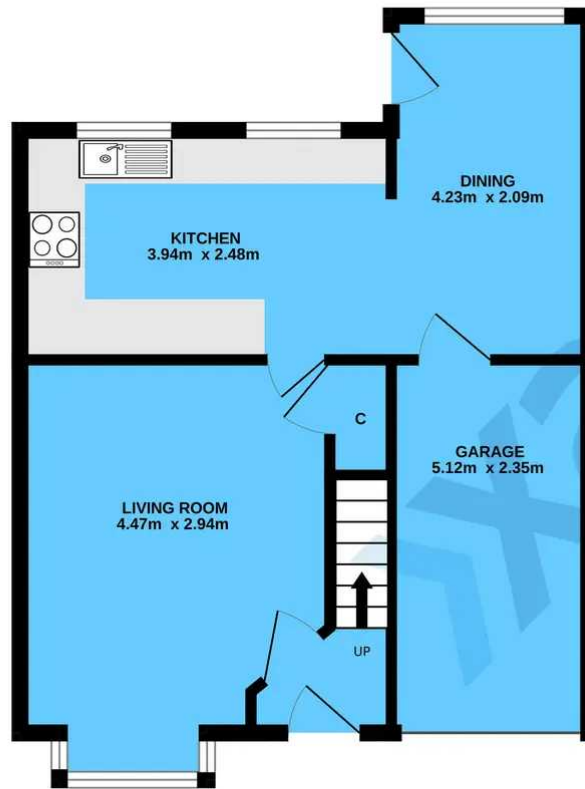
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Loft Space: partly boarded with ladder and lighting.

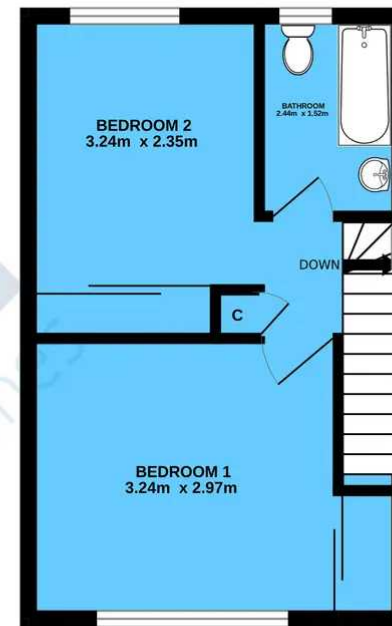
MONEY LAUNDERING REGULATIONS

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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