



Golden End Drive, Knowle

Guide Price £695,000





## PROPERTY OVERVIEW

Set within this highly sought after road of Knowle and within easy walking distance to the village centre and all local amenities is this four bedroom detached bungalow which is in need of complete modernisation and improvement. The property is set back behind a tarmac driveway leading to a double garage and also is situated within a discrete plot benefitting from both a courtyard garden off the living room and a private rear garden backing onto open fields. Internally the property is accessed via an entrance hallway with downstairs shower room and cloaks cupboard. The ground floor accommodation consists of two reception rooms being a living room and dining room, plus two double bedrooms serviced via the shower room and guest w.c. In addition the property affords a breakfast kitchen which leads into a utility and courtesy door leading into the double garage. To the first floor are a further two double bedrooms and a family bathroom plus a further shower room. Both bathrooms could easily be made into two ensuite facilities for the bedrooms.



Outside the property enjoys a courtyard style garden taking advantage of the morning sun and a private rear garden backing onto open fields and is mainly laid with lawn. Offered to the market with NO UPWARD CHAIN this is an outstanding opportunity to refurbish and remodel a most outstanding versatile bungalow located in the heart of Knowle. Contact Xact Homes on 01564 777284 for your private viewing.

#### 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: G

Tenure: Freehold

- No Upward Chain
- Four Bedroom Detached Dormer Bungalow
- Outstanding Potential For Refurbishment / Remodelling
- Double Garage
- Two Large Reception Rooms & Breakfast Kitchen
- Situated Within Easy Walking Distance To Knowle
- Courtyard & Landscaped Rear Garden Backing Onto Open Fields



**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**CLOAKROOM**

7' 1" x 6' 5" (2.15m x 1.95m)

**SHOWER ROOM**

8' 8" x 6' 11" (2.65m x 2.10m)

**LIVING ROOM**

18' 1" x 13' 9" (5.50m x 4.20m)

**DINING ROOM**

15' 7" x 12' 0" (4.75m x 3.65m)

**BEDROOM ONE**

15' 7" x 10' 6" (4.75m x 3.20m)

**BEDROOM TWO**

12' 2" x 12' 0" (3.70m x 3.65m)

**BREAKFAST/KITCHEN**

14' 11" x 10' 4" (4.55m x 3.15m)

**UTILITY ROOM**

6' 7" x 5' 7" (2.00m x 1.70m)

**FIRST FLOOR**

**BEDROOM THREE**

15' 7" x 12' 6" (4.75m x 3.80m)

**BEDROOM FOUR**

14' 9" x 12' 1" (4.50m x 3.68m)

**SHOWER ROOM**

6' 3" x 6' 3" (1.90m x 1.91m)

**BATHROOM**

10' 2" x 5' 3" (3.10m x 1.60m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 6" x 16' 3" (5.33m x 4.95m)

### **PRIVATE REAR GARDEN**

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

Integrated oven, integrated hob, all carpets and all curtains.

### **ADDITIONAL INFORMATION**

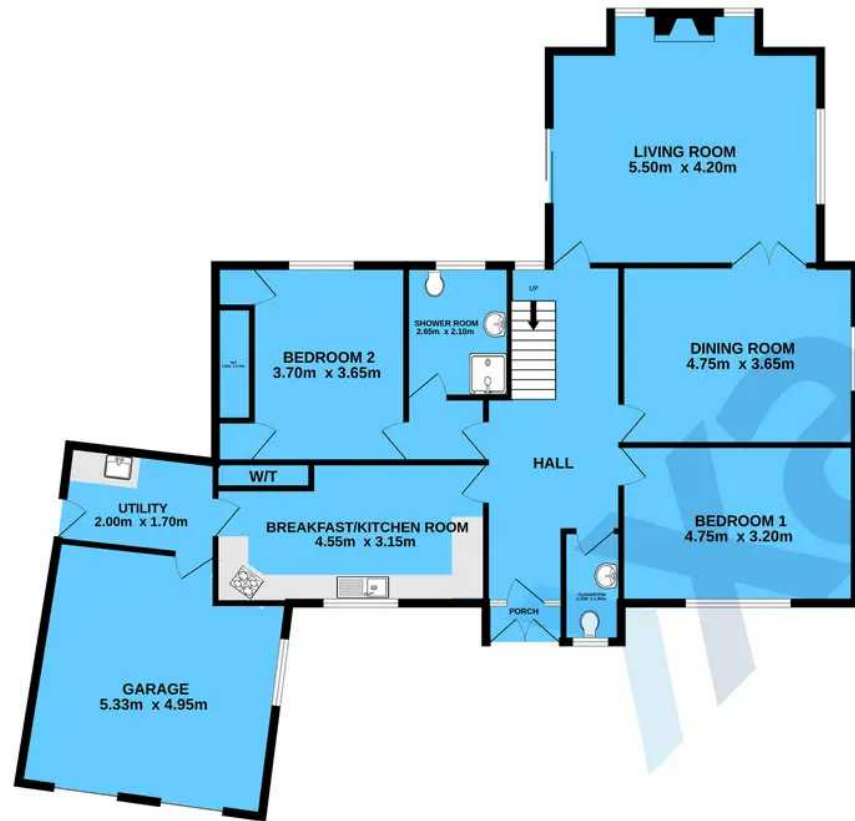
Services: mains gas and electricity. Broadband: TBC

### **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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# Xact Homes

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