



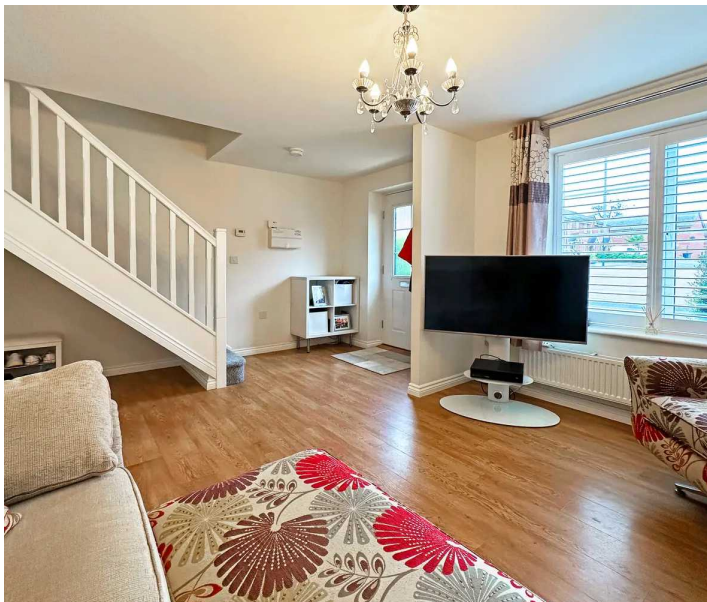
## Balkwill Crescent, Knowle

Guide Price £385,000



## PROPERTY OVERVIEW

This three bedroom end terrace property which formerly comprised of two bedrooms has been tastefully remodeled by the existing owners presenting an ideal opportunity for first-time buyers or investors and is situated within the highly sought after Middlefield Development in Knowle just a short distance from all local amenities, schools and Dorridge train station. The ground floor accommodation comprises of a spacious living room benefiting from an abundance of natural light throughout; an open plan kitchen / diner with integrated appliances, ample space for dining table or sofa seating, and bi-folds opening out to the rear garden; and a downstairs toilet. The first floor is made up of three bedrooms, one of which is generously sized principal bedroom with fitted wardrobes with all bedrooms serviced via a modern family bathroom. Outside the property enjoys a low maintenance south facing rear garden with a large patio seating area and a tarmac driveway to the front of the property 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



- Three Bedroom Semi-Detached Property
- Immaculately Presented Throughout
- Ideal For First Time Buyers Or Investors
- Living Room
- Fitted Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- South Facing Rear Garden
- Off Road Parking

**LIVING ROOM**

15' 3" x 12' 2" (4.65m x 3.70m)

**OPEN PLAN KITCHEN / DINER**

15' 3" x 8' 3" (4.65m x 2.52m)

**DOWNSTAIRS TOILET**

4' 7" x 6' 3" (1.39m x 1.90m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 5" x 8' 2" (3.79m x 2.48m)

**BEDROOM TWO**

10' 6" x 8' 6" (3.20m x 2.59m)

**BEDROOM THREE**

10' 6" x 6' 6" (3.20m x 1.97m)

**BATHROOM**

6' 5" x 6' 5" (1.95m x 1.95m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 73.0 sq.m. = 786 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Free standing cooker, integrated hob, extractor, dishwasher, all carpets, all blinds, some light fittings and shutters to all windows.

### **ADDITIONAL INFORMATION**

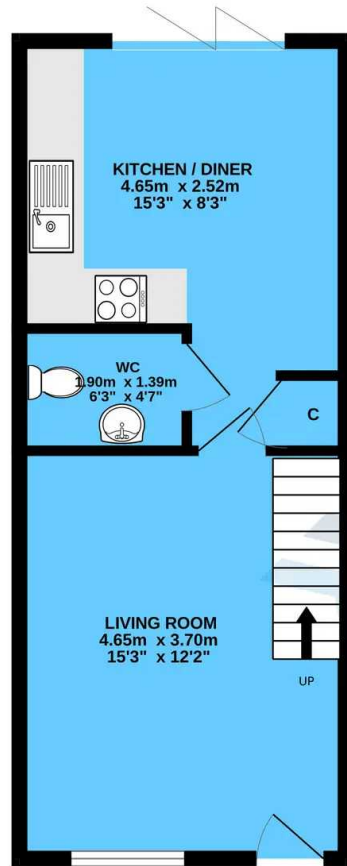
Services - mains gas, electricity and mains sewers.  
Broadband - BT.

### **MONEY LAUNDERING REGULATIONS**

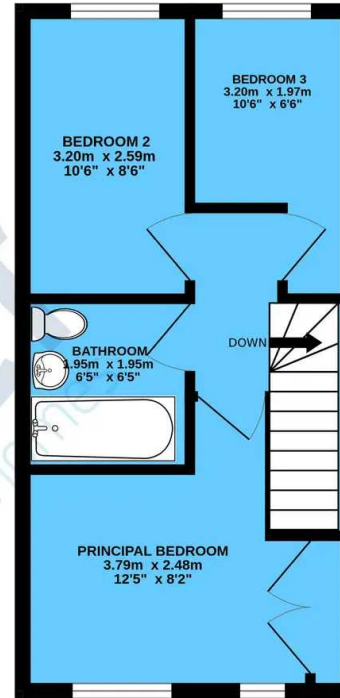
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

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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