



Whitacre Road, Knowle

Guide Price £695,000





PROPERTY OVERVIEW

This delightful three bedroom detached property is situated on a highly sought after and quiet road of Knowle within easy walking distance to Knowle Park, all local amenities and schools. The property is set behind a wide block paved driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a welcoming entrance porch with ample storage space and a cloakroom. The ground floor comprises of:- a large living room with excellent views to the front of the property; a fitted kitchen / diner with space for a dining table; spacious dining room with French doors opening out to the rear garden; and a utility room with WC, leading through to a single garage. The first floor is made up of three double bedrooms; one of which is a large principal bedroom and bedroom two which has fitted wardrobes. All the bedrooms are serviced via a family bathroom. Outside the property enjoys a beautiful easterly facing rear garden which is mainly laid with lawn and benefits from an expansive patio seating area. To view this superb family home 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.

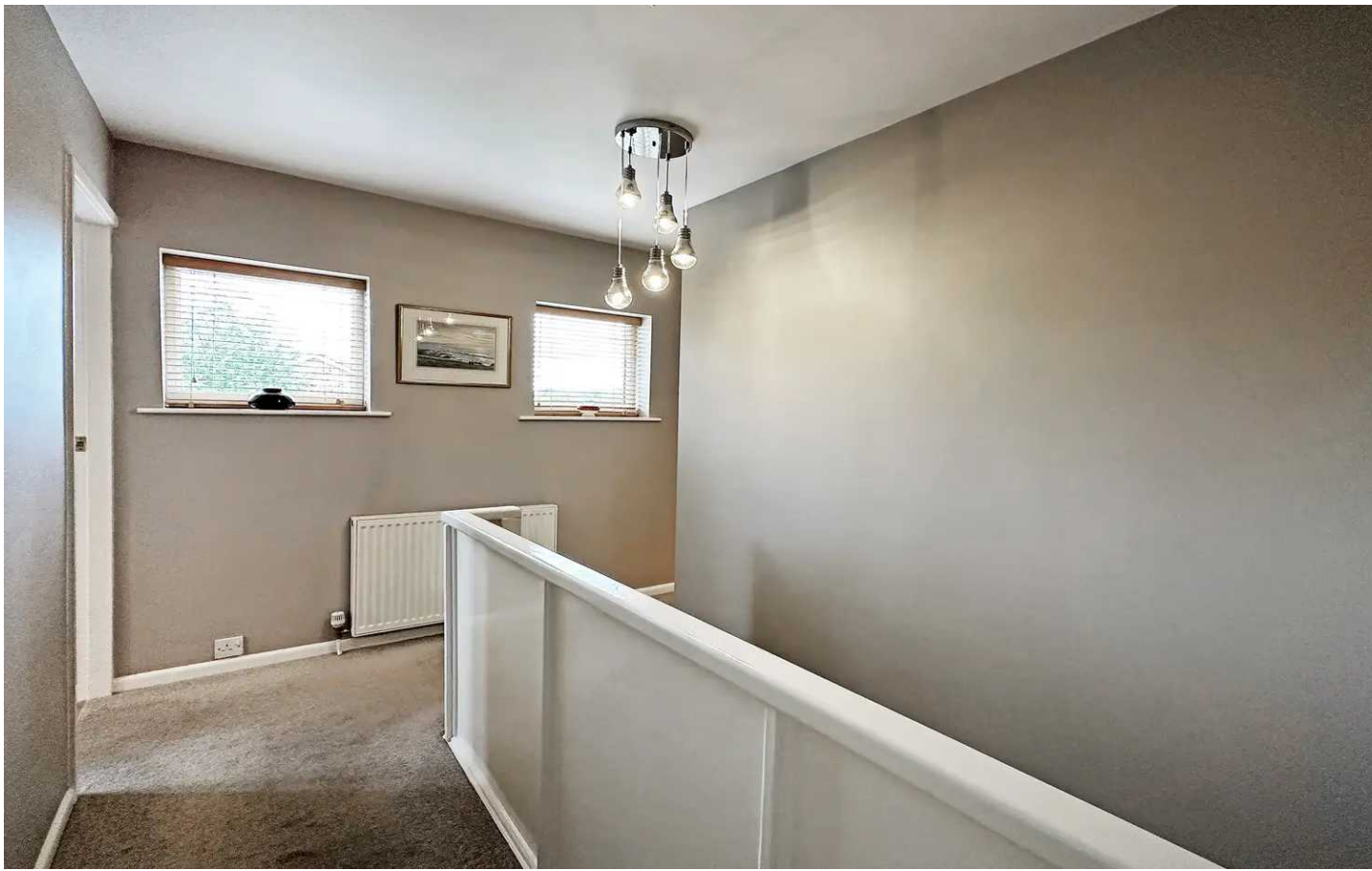
Council Tax band: F

Tenure: Freehold



- Three Bedroom Detached Property
- Highly Sought After & Quiet Road
- Walking Distance To Knowle Park
- Wide Block Paved Driveway
- Open Plan Kitchen / Diner
- Dining Room & Living Room
- Utility & Single Garage
- Family Bathroom
- Easterly Facing Rear Garden





ENTRANCE PORCH

CLOAKROOM

LIVING ROOM

15' 9" x 19' 2" (4.80m x 5.85m)

KITCHEN / DINER

7' 10" x 14' 1" (2.40m x 4.30m)

DINING ROOM

11' 2" x 12' 6" (3.40m x 3.80m)

UTILITY ROOM

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

WC

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 13' 7" (3.80m x 4.15m)

BEDROOM TWO

10' 10" x 14' 3" (3.30m x 4.35m)

BEDROOM THREE

10' 0" x 12' 6" (3.05m x 3.80m)

BATHROOM

7' 3" x 7' 7" (2.20m x 2.30m)

TOTAL SQUARE FOOTAGE

Total floor area - 143.6 sq.m. = 1546 sq.ft. approx.





OUTSIDE THE PROPERTY

SINGLE GARAGE

16' 5" x 7' 10" (5.00m x 2.40m)

EASTERLY FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, all blinds, fitted wardrobes in bedroom two, some light fittings and garden shed.

ADDITIONAL INFORMATION

Services: water meter, electricity and mains sewers.
Broadband: BT Fibre-Optic. Loft Space: boarded with ladder and lighting

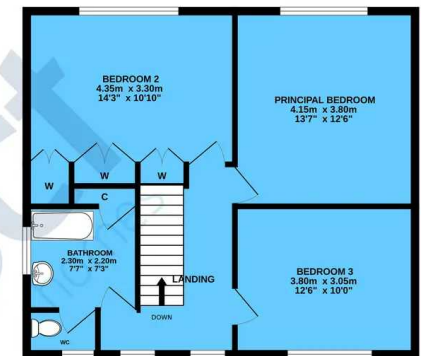
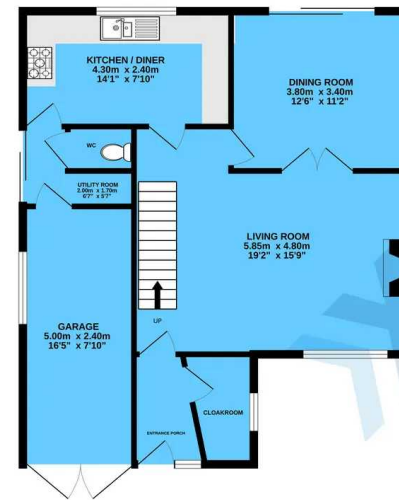
MONEY LAUNDERING REGULATIONS

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
83.8 sq.m. (902 sq.ft.) approx.

1ST FLOOR
59.7 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 143.6 sq.m. (1546 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.
Made with Metropix ©2023



Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

