



Easenhall Close, Knowle

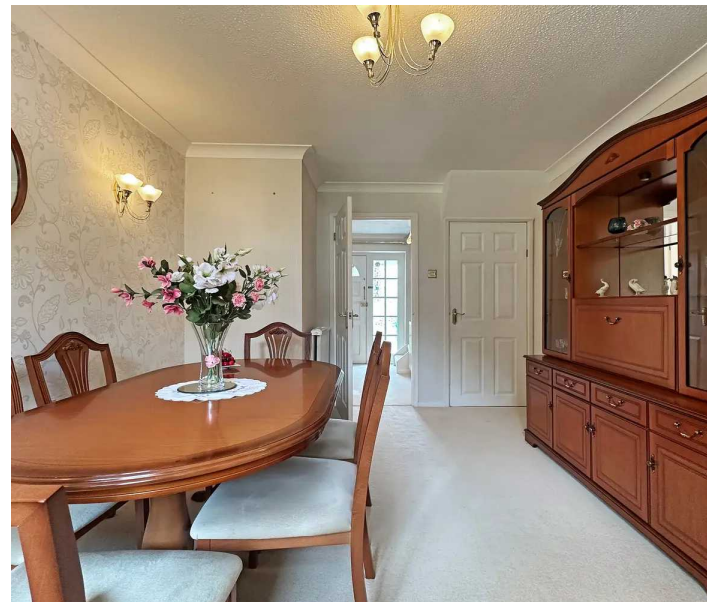
In Excess of £650,000



PROPERTY OVERVIEW

We are pleased to present this beautiful four-bedroom detached property, situated in a desirable and peaceful cul-de-sac location of Knowle. With the added benefit of no upward chain, this property offers a fantastic opportunity for those seeking a new home.

Upon entry, you are greeted by a bright and airy hallway with guest cloakroom, which sets the tone for the rest of the property. The focal point of the ground floor is the dual aspect living room, flooded with natural light from the large windows to the front and rear. This spacious room provides an ideal space for relaxation and entertaining. Also accessed off the hallway is the dining room with views to the rear garden and also providing access into an extended breakfast kitchen which is located to the rear of the property and is fitted with a range of base wall and drawer units with courtesy to the side entrance and also into the garage.

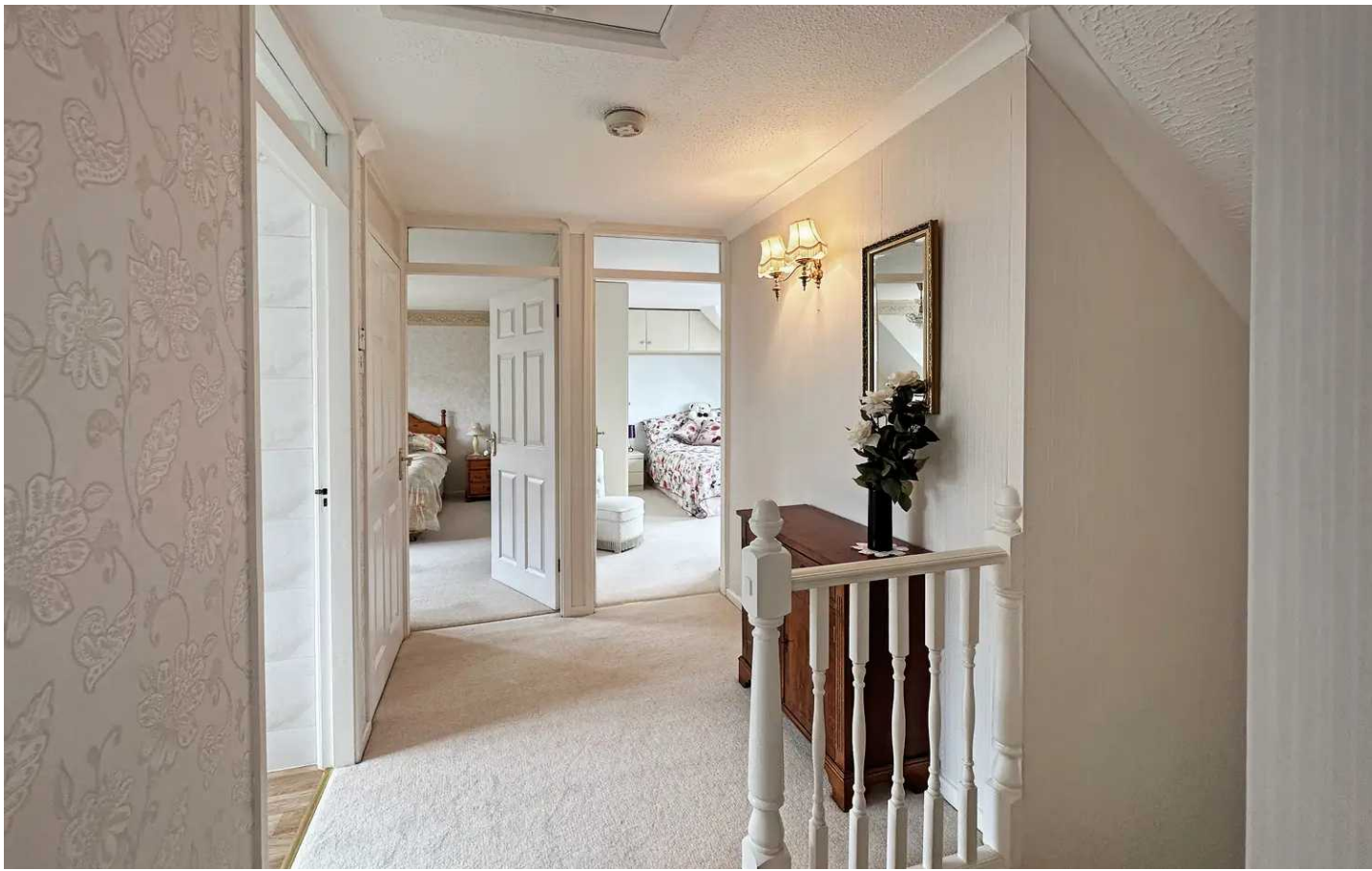




Moving upstairs, the first floor of this property offers four well-proportioned bedrooms, providing plenty of space for a growing family. The principal bedroom benefits from an ensuite bathroom, offering privacy and convenience. The remaining bedrooms are serviced via the family bathroom.

Outside, and a prime feature of this property, is the beautifully landscaped south-west facing rear garden which is a true oasis of tranquility, with its well-manicured lawn and attractive shrub borders. It offers the perfect setting for relaxing and enjoying the outdoors in privacy. This superb family home is set within the catchment area for the highly regarded Arden Academy, known for its academic excellence. Families will appreciate the convenience and quality education this location provides.





Furthermore, the property is set behind a blocked paved driveway, providing off-road parking for multiple vehicles and also provides access into the garage. Overall, this property offers everything a discerning buyer could desire – a prime location, spacious living areas, a beautifully landscaped garden, and proximity to excellent schools. Don't miss out on the opportunity to make this superb family home your own. Contact Xact Homes today to arrange your viewing and discover firsthand the many features this property has to offer.





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



- No Upward Chain
- Superb Four Bedroom Detached Family Home
- Block Paved Driveway & Garage
- Beautifully Landscaped & South West Facing Rear Garden
- Dual Aspect Living Room & Dining Room
- Extended Breakfast Kitchen
- Arden Academy Catchment Area
- Four Excellent Bedrooms Principal With Ensuite





ENCLOSED PORCH

ENTRANCE HALLWAY

GUEST CLOAKROOM/WC

LIVING ROOM

22' 10" x 11' 8" (6.95m x 3.55m)

DINING ROOM

13' 11" x 9' 10" (4.25m x 3.00m)

BREAKFAST/KITCHEN

15' 3" x 11' 10" (4.65m x 3.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 2" x 12' 4" (3.40m x 3.75m)

ENSUITE

8' 2" x 5' 11" (2.50m x 1.80m)

BEDROOM TWO

11' 4" x 12' 4" (3.45m x 3.75m)

BEDROOM THREE

11' 6" x 9' 2" (3.50m x 2.80m)

BEDROOM FOUR

11' 2" x 9' 2" (3.40m x 2.80m)

BATHROOM

8' 2" x 9' 4" (2.50m x 2.85m)





OUTSIDE THE PROPERTY

GARAGE

17' 7" x 9' 2" (5.35m x 2.80m)

TOTAL SQUARE FOOTAGE

144.1 sq.m (1551 sq.ft) approx.

SOUTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Creda integrated hob, extractor, free standing microwave, Beko freezer, Zanussi fridge freezer, Zanussi dishwasher, Bosch washing machine, Indesit tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and three, all light fittings and two garden sheds.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Bolier (4/5 years old),

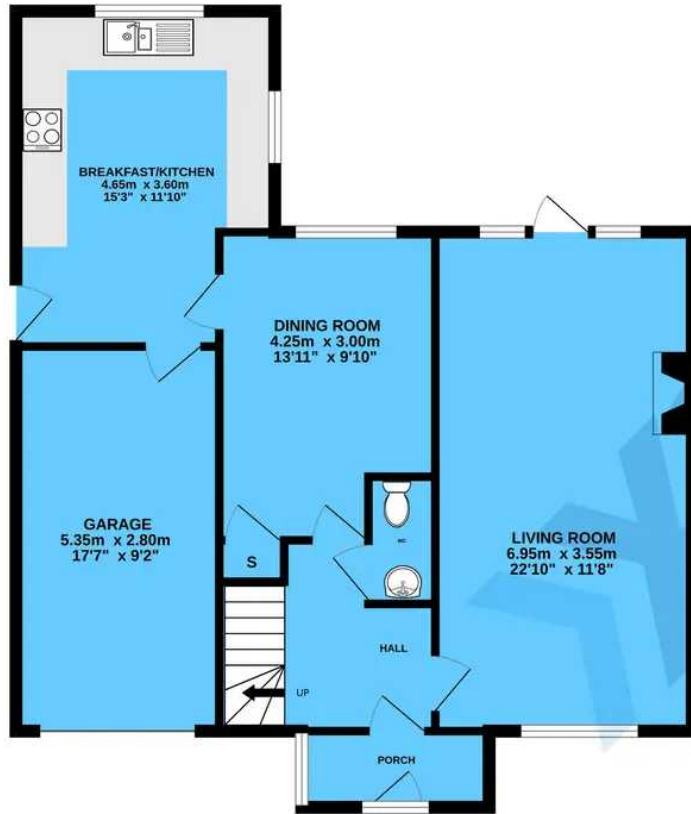
ADDITIONAL INFORMATION

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

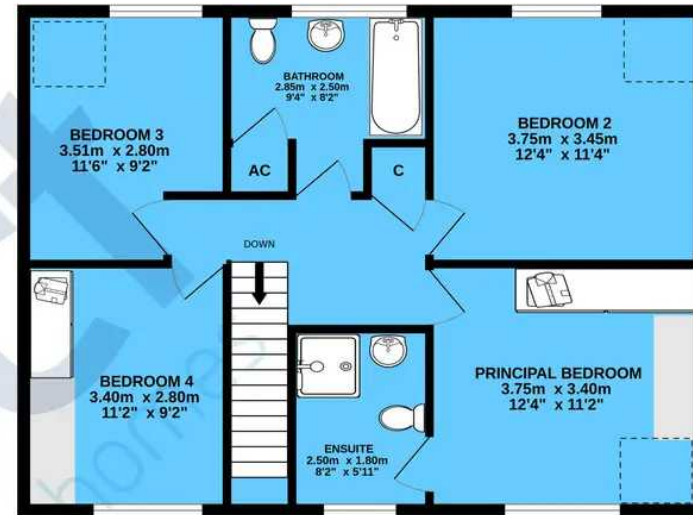
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA : 144.1 sq.m. (1551 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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