

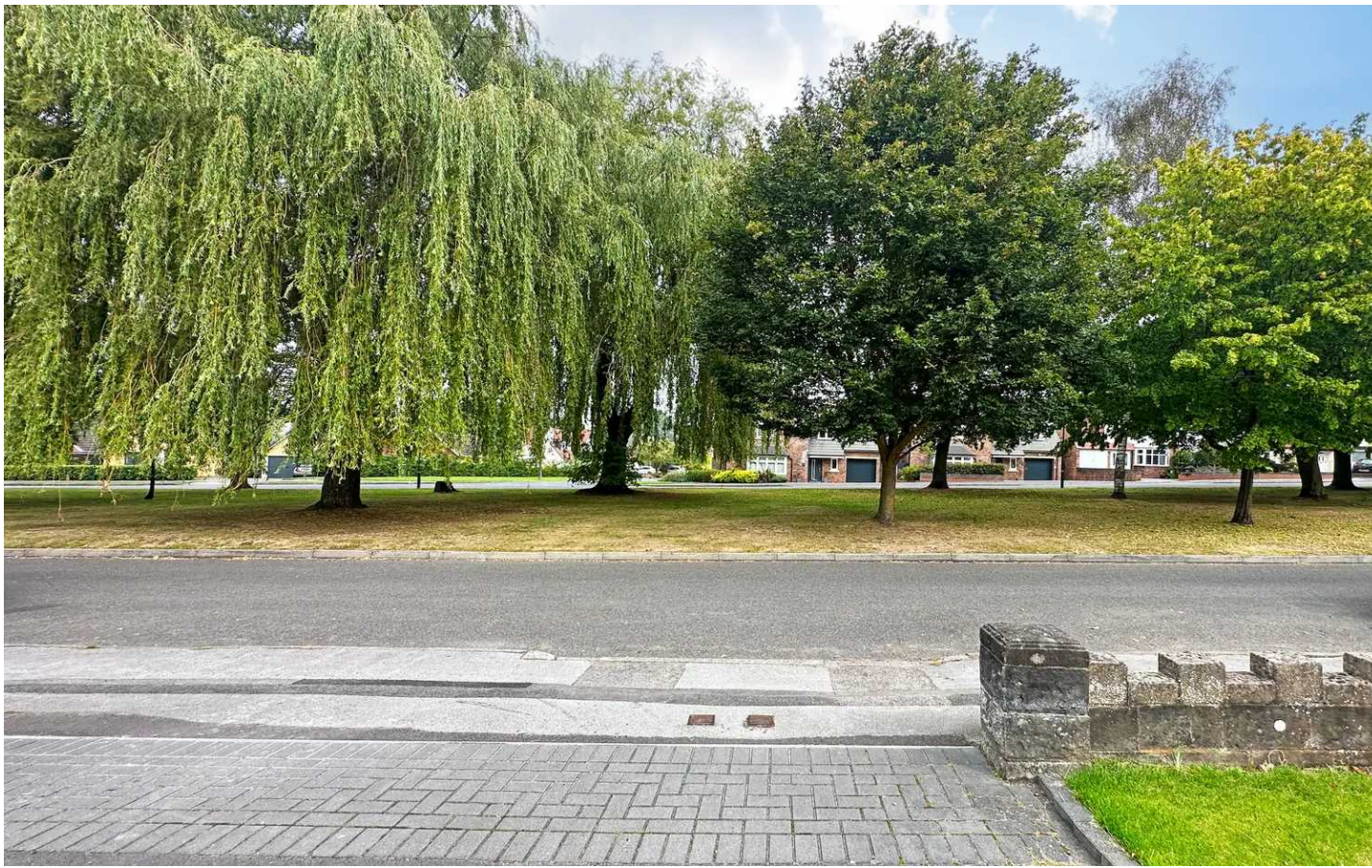


# Arden Vale Road, Knowle

Guide Price £460,000







## PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached property, located on a peaceful road in the desirable area of Knowle. Boasting a delightful outlook onto a communal green, this home offers a tranquil living experience. Moreover, the property comes with the added benefit of NO UPWARD CHAIN and scope to extend subject to necessary planning permission.

Situated just a short distance away from local amenities and esteemed schools, this residence is conveniently placed for all your daily needs. Upon entering, you are greeted by a welcoming hallway leading you to the varied living spaces. The spacious living room, with its large windows, provides an abundance of natural light and offers idyllic views of the communal green, connected to a dining room that overlooks the rear garden, providing a wonderful backdrop for family meals and entertaining.

The fitted kitchen is functional offering ample storage and workspace. Additionally, a practical utility room provides room for white goods, ensuring practicality on a daily basis. Upstairs, three bedrooms await, with the principal bedroom benefiting from fitted wardrobes and the third bedroom presenting versatility to be utilised as a home office if desired.







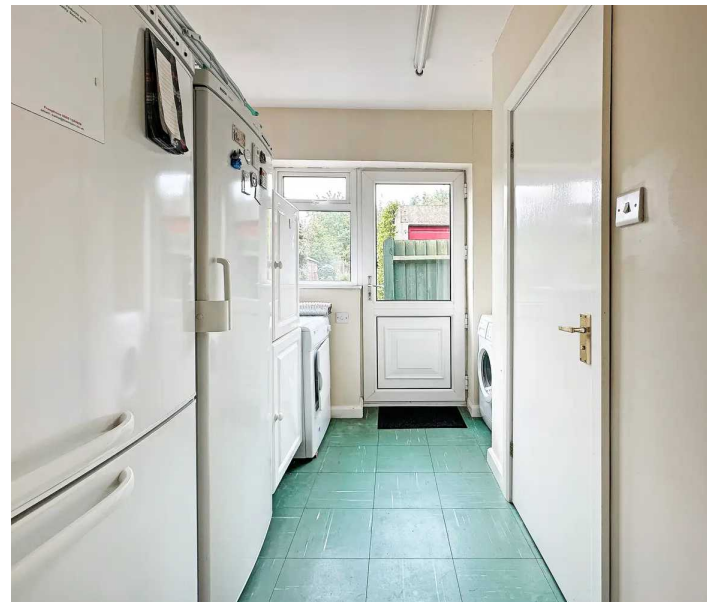
Completing this lovely property is a family shower room, a lawn rear garden with a patio seating area, and a handy store room/shed. A driveway provides ample parking space for multiple vehicles, ensuring convenience for you and your guests.

Overall, this delightful semi-detached property presents a wonderful opportunity to live in a sought-after location, enjoying the peacefulness of the surroundings while being within easy reach of all amenities.

#### 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
- NO UPWARD CHAIN
- Scope To Extend Subject To Planning Permission
- Quiet & Highly Sought After Location
- Living Room & Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Lawn Rear Garden
- Driveway Providing Parking For Multiple Vehicles





#### **PORCH**

#### **HALLWAY**

#### **LIVING ROOM**

13' 1" x 12' 0" (4.00m x 3.65m)

#### **DINING ROOM**

17' 11" x 9' 8" (5.45m x 2.95m)

#### **KITCHEN**

14' 3" x 8' 2" (4.35m x 2.50m)

#### **UTILITY**

7' 7" x 8' 0" (2.30m x 2.45m)

#### **WC**

5' 5" x 2' 7" (1.65m x 0.80m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 0" x 9' 10" (3.95m x 3.00m)

#### **BEDROOM TWO**

10' 6" x 12' 4" (3.20m x 3.75m)

#### **BEDROOM THREE**

9' 0" x 8' 8" (2.75m x 2.65m)

#### **FAMILY SHOWER ROOM**

8' 8" x 5' 9" (2.65m x 1.75m)





**TOTAL SQUARE FOOTAGE**

Total floor area - 101.1 sq.m = 1088 sq.ft approx

**OUTSIDE THE PROPERTY****GARAGE**

16' 1" x 7' 10" (4.90m x 2.40m)

**SOUTH FACING REAR GARDEN****DRIVEWAY PARKING****ITEMS INCLUDED IN THE SALE**

Fridge, fitted wardrobes and all carpets, curtains and light fittings.

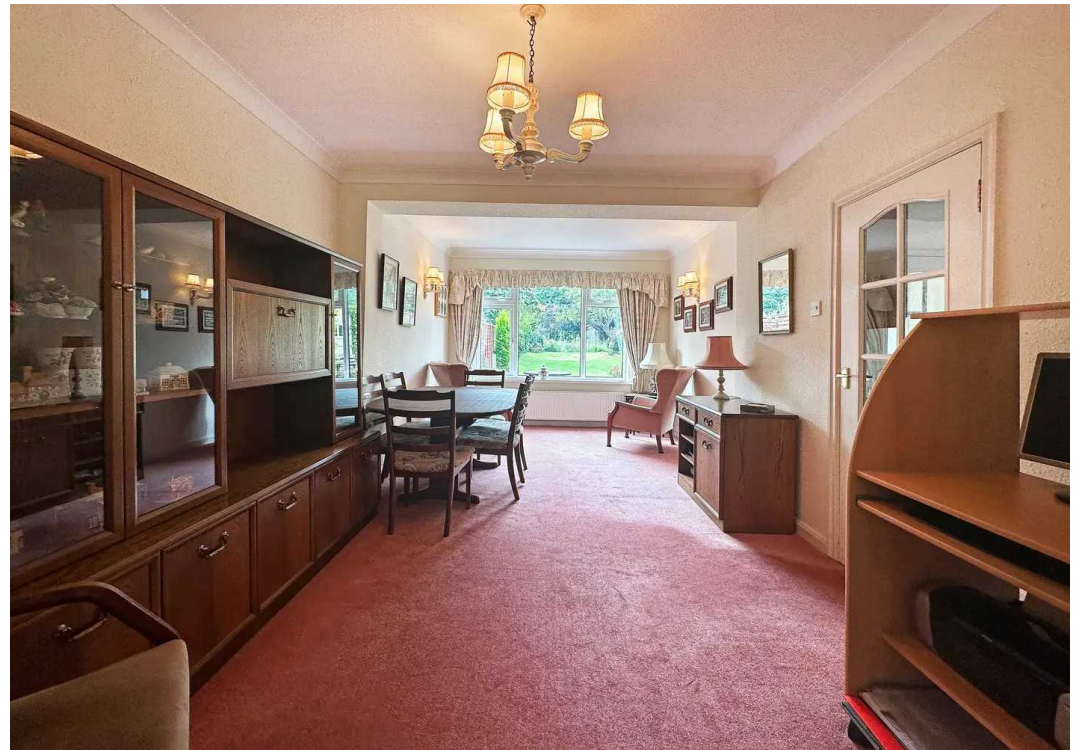
**ADDITIONAL INFORMATION**

Mains gas, electricity and water. Broadband - BT. Loft Space - With lighting.

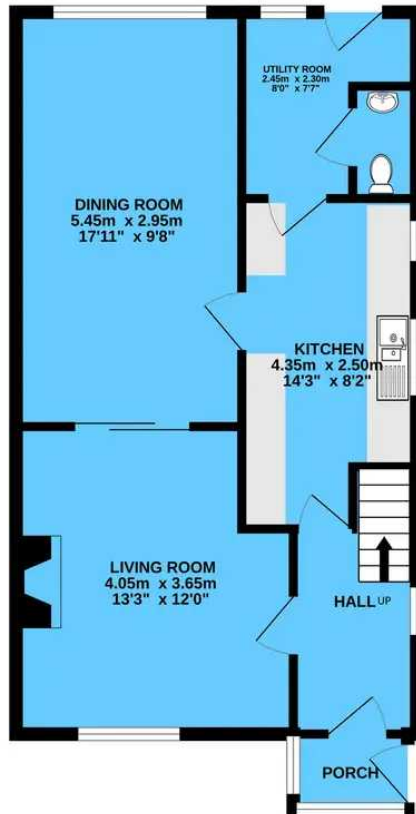
**MONEY LAUNDERING REGULATIONS**

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.

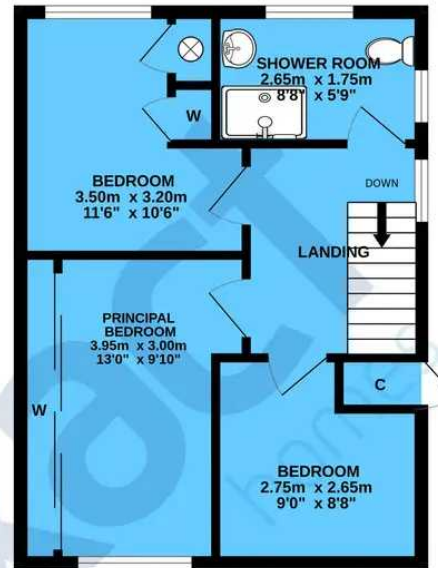




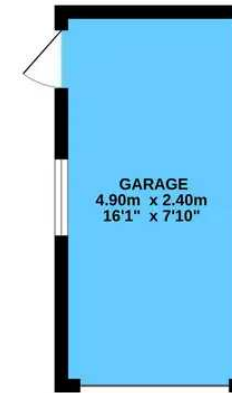
GROUND FLOOR  
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



GARAGE  
12.0 sq.m. (129 sq.ft.) approx.



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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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