



## Rising Lane, Knowle

Guide Price £450,000

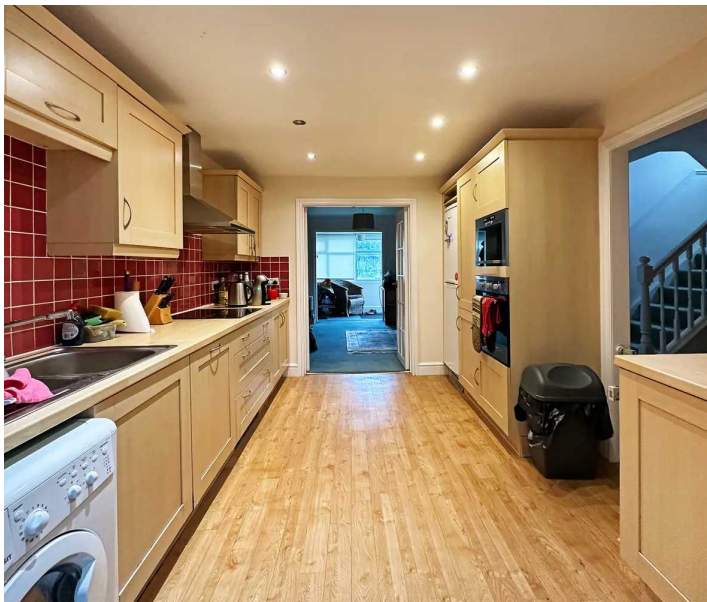




## PROPERTY OVERVIEW

We are delighted to present this exceptional three-bedroom semi-detached property, which has been expertly extended by its current owners and is now available to the market with NO UPWARD CHAIN and is conveniently located in a semi-rural area.

Upon entering, you are greeted by an inviting entrance porch leading seamlessly into a spacious living room, providing the perfect setting for relaxation and entertainment. The fitted kitchen boasts ample work surfaces, while the large dining room, featuring skylights and a set of French doors, offers a bright and airy space that seamlessly connects to the rear garden.



Furthermore, this property offers ample storage options, with additional storage available on the ground floor, as well as a convenient downstairs toilet. Upstairs, you will find two generously sized double bedrooms adorned with fitted wardrobes, alongside a versatile single bedroom that can easily serve as a home office or study.

A well-appointed family bathroom completes this impeccable home, ensuring that every aspect of modern living is catered for.



## 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: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Scope To Extend Subject To Necessary Planning Permission
- Living Room
- Fitted Kitchen & Dining Room
- Two Double Bedrooms With Fitted Wardrobes
- Versatile Third Bedroom
- Family Bathroom
- Lawn Rear Garden With Patio Area



#### **ENTRANCE PORCH**

#### **HALLWAY**

#### **LIVING ROOM**

19' 9" x 11' 11" (6.01m x 3.64m)

#### **FITTED KITCHEN**

12' 0" x 9' 4" (3.65m x 2.85m)

#### **DINING ROOM**

15' 6" x 10' 10" (4.73m x 3.30m)

#### **WC**

6' 10" x 2' 10" (2.09m x 0.86m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 10" x 9' 0" (3.90m x 2.74m)

#### **BEDROOM TWO**

10' 10" x 9' 5" (3.31m x 2.87m)

#### **BEDROOM THREE**

11' 11" x 6' 7" (3.64m x 2.01m)

#### **BATHROOM**

9' 11" x 5' 7" (3.01m x 1.69m)

#### **TOTAL SQUARE FOOTAGE**

104.0 sq.m. (1119 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

#### **EAST FACING REAR GARDEN**

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

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - 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.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

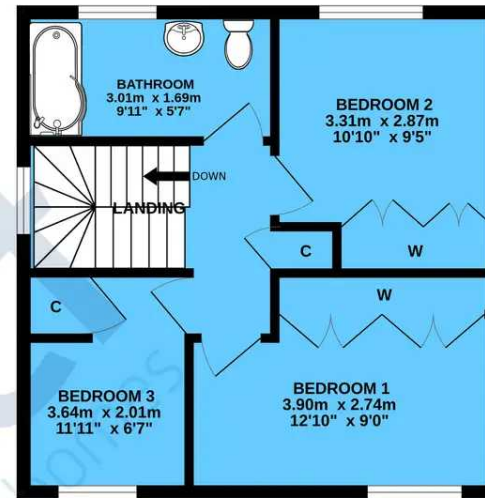
External garden storage



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 104.0 sq.m. (1119 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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