



## Kenilworth Road, Knowle

Guide Price £500,000





## PROPERTY OVERVIEW

Benefiting from NO UPWARD CHAIN is this traditional three bedroom semi detached property which is set on a highly sought after road of Kenilworth Road, just a short walk from Knowle High Street and local schools. The property is set behind a block paved driveway providing parking for multiple vehicles and is accessed via a front entrance leading through to the spacious living / dining room followed by the hallway with under stairs cloakroom and storage. The fitted kitchen includes fully integrated appliances and benefits from a breakfast bar. The first floor accommodation is made up of three double bedrooms, one of which is a large principal bedroom offering ample space for free standing storage and all bedrooms are serviced by a family bathroom. Outside the property enjoys a patio seating area and a large offset rear garden which is mainly laid with lawn. The property benefits from a garden office, with fitted furniture, providing a practical workspace which is fully insulated with electric heating, wifi capability and a slate roof. Furthermore, the property includes a gravel driveway to the rear of the property with gravel hard standing for six cars leading to a separate double garage providing extra off road parking. To view this outstanding property call Xact Homes today on 01564 777 284.





## 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: E

Tenure: Freehold



- Traditional Three Bedroom Semi Detached Property With High Ceilings
- Spacious Living / Dining Room
- Under Stairs Cloakroom & Storage
- Fitted Kitchen
- Fully Insulated Garden Office
- Large Offset Rear Garden With Double Garage
- Front & Rear Parking
- No Upward Chain

#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

23' 7" x 11' 0" (7.19m x 3.36m)

#### **KITCHEN**

17' 10" x 10' 10" (5.44m x 3.31m)

#### **WC**

4' 6" x 2' 7" (1.37m x 0.79m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 0" x 8' 0" (3.97m x 2.44m)

#### **BEDROOM TWO**

11' 0" x 10' 3" (3.35m x 3.12m)

#### **BEDROOM THREE**

8' 6" x 7' 10" (2.60m x 2.40m)

#### **BATHROOM**

9' 2" x 5' 6" (2.79m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 126.4 sq.m. = 1361 sq.ft.







## **OUTSIDE THE PROPERTY**

### **SOUTH FACING REAR GARDEN**

#### **GARDEN OFFICE**

#### **DOUBLE GARAGE**

23' 2" x 16' 9" (7.05m x 5.11m)

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

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds, all light fittings, greenhouse, garden office and garden gates. CCTV (can be purchased)

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

#### **MONEY LAUNDERING REGULATIONS**

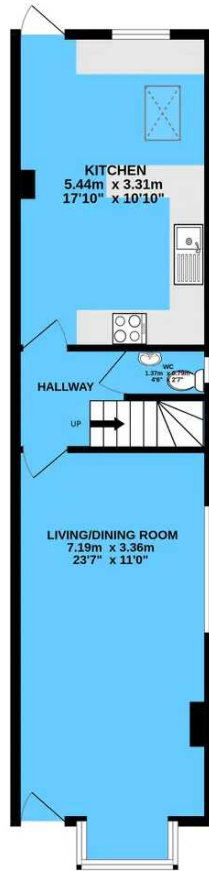
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



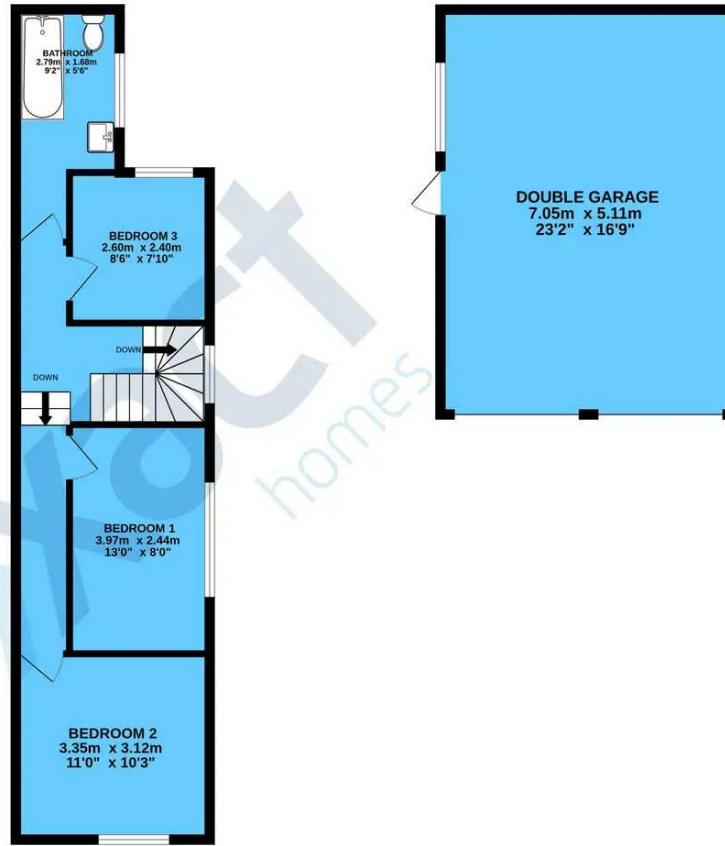




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 126.4 sq.m. (1361 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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