



Arden Vale Road, Knowle

Guide Price £450,000





### Property Overview

Welcome to this desirable three-bedroom semi-detached house, situated on a highly sought-after road. With the added benefit of having no upward chain, this property offers an excellent opportunity for potential buyers.

Upon entering, you will find a dual aspect living and dining room, providing ample natural light throughout the day. The spacious fitted kitchen is perfect for preparing family meals, a convenient downstairs toilet and a practical side utility entrance.

Upstairs, there are three well-proportioned double bedrooms, providing comfortable accommodation for a growing family. The family bathroom offers a relaxing space to unwind after a long day.

Outside, the property boasts a well-maintained lawn rear garden, providing a tranquil environment for outdoor enjoyment. A single garage and driveway accommodate off-road parking, ensuring convenience and security for the homeowner.





Positioned within walking distance to local amenities and schools, this property offers the perfect location for a growing family or professionals seeking a peaceful yet accessible neighbourhood.

#### 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
- Highly Sought After Road
- Walking Distance To Local Amenities & Schools
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Lawn Rear Garden

#### **HALL**

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

24' 11" x 13' 0" (7.59m x 3.96m)

#### **KITCHEN**

10' 2" x 7' 10" (3.10m x 2.39m)

#### **CLOAKROOM**

7' 10" x 2' 0" (2.39m x 0.61m)

#### **SIDE UTILITY**

24' 11" x 4' 11" (7.59m x 1.50m)

#### **INTEGRAL GARAGE**

13' 11" x 8' 0" (4.24m x 2.44m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 0" x 10' 0" (3.96m x 3.05m)

#### **BEDROOM TWO**

13' 0" x 9' 10" (3.96m x 3.00m)

#### **BEDROOM THREE**

12' 6" x 8' 0" (3.81m x 2.44m)

#### **BATHROOM**

12' 10" x 5' 9" (3.91m x 1.75m)

#### **TOTAL SQUARE FOOTAGE**

125.8 sq.m (1354 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **WELL MAINTAINED REAR GARDEN**

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

Neff integrated oven, Zanussi integrated hob, Samsung extractor, Samsung fridge, Samsung freezer, Samsung fridge/freezer, Samsung washing machine, some carpets, curtains and blinds, all light fittings and fitted wardrobes in one bedroom.

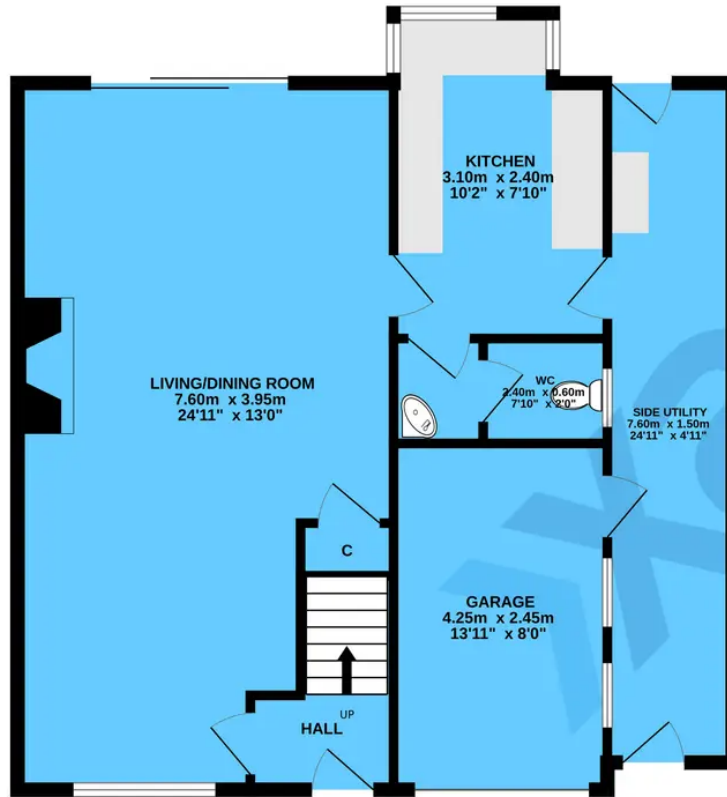
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers. Loft space - with lighting.

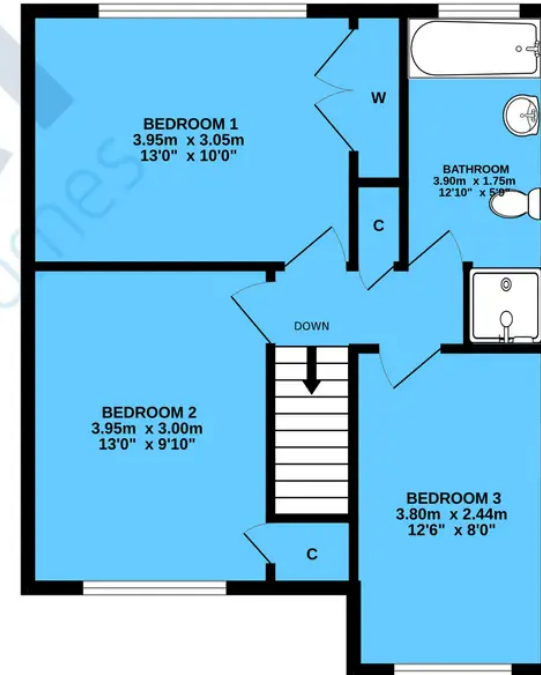
### **MONEY LAUNDERING REGULATIONS**

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  
77.4 sq.m. (833 sq.ft.) approx.



1ST FLOOR  
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 125.8 sq.m. (1354 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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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

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

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