



Tilehouse Green Lane, Knowle

Guide Price £500,000



PROPERTY OVERVIEW

Introducing this immaculately presented two-bedroom detached bungalow, boasting a desirable location and having recently been completely re-roofed. Offered with NO UPWARD CHAIN, this property presents an outstanding opportunity for discerning buyers seeking a comfortable and convenient lifestyle. To the front of the property is a large driveway providing parking for multiple vehicles and also leads to a single garage.

The property welcomes you with an inviting entrance hallway, setting the tone for the rest of the property, providing a warm greeting for visitors and residents alike. The dual aspect lounge, flooded with natural light, invites relaxation and serves as the perfect space for entertaining. A fitted breakfast kitchen further complements the ground floor, offering ample storage and workspace, with views to the rear garden. Adjacent to the kitchen is a practical utility room, providing easy access to the rear garden.

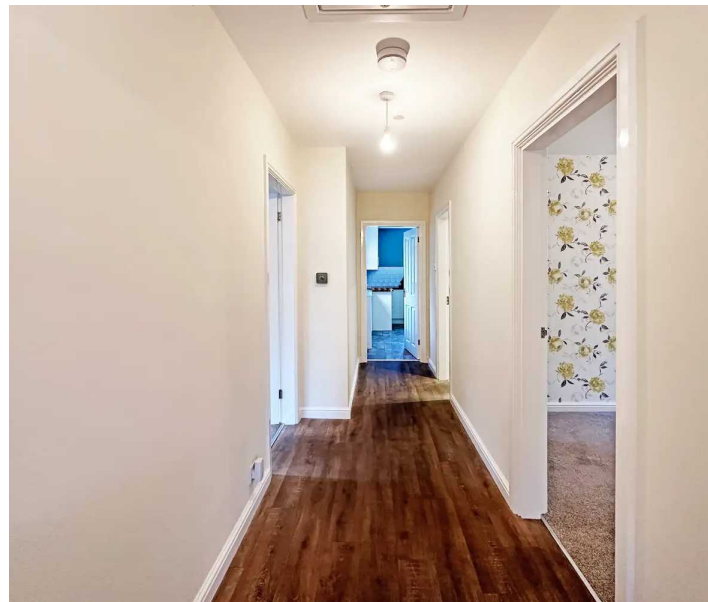




The two generously proportioned bedrooms continue to impress, both rooms benefit from an abundance of natural light, with the principal bedroom benefitting from fitted wardrobes. Completing the accommodation is a large bathroom, equipped with modern fixtures and fittings, and benefitting from a separate bath and shower.

External features include a garage, providing secure off-road parking, and a large southwest-facing and low maintenance rear garden. This outdoor space offers a blank canvas for green-thumb enthusiasts or provides ample space for social gatherings or alfresco dining.

Nestled within a prime location, this property benefits from its position within the highly sought-after Arden Academy catchment area, attracting buyers seeking the finest education for their children. Additionally, the property is conveniently located in proximity to local amenities, providing easy access to a range of shops, eateries, and leisure facilities.





In conclusion, this well-presented two-bedroom detached bungalow presents a window of opportunity to acquire a comfortable and convenient lifestyle in a desirable location. With its inviting interiors, ample storage solutions, and a range of nearby amenities, this property is sure to appeal to a wide range of buyers. To fully appreciate the charm and potential of this exceptional home, an internal viewing is highly recommended.

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

- NO UPWARD CHAIN
- Well Presented Two Bedroom Detached Bungalow
- Dual Aspect Lounge
- Arden Academy Catchment
- Spacious Entrance Hallway
- South West Facing Garden
- Fitted Breakfast Kitchen
- Large Bathroom
- Garage & Large Driveway





PORCH

ENTRANCE HALLWAY

LOUNGE

23' 1" x 11' 9" (7.04m x 3.57m)

KITCHEN

14' 7" x 13' 1" (4.45m x 4.00m)

UTILITY ROOM

BEDROOM ONE

12' 5" x 11' 0" (3.78m x 3.36m)

BEDROOM TWO

11' 0" x 7' 7" (3.36m x 2.31m)

BATHROOM

11' 0" x 5' 7" (3.36m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 98.5 sq.m. = 1060 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

16' 0" x 7' 4" (4.89m x 2.23m)

SOUTH WEST FACING GARDEN



**ITEMS INCLUDED IN SALE**

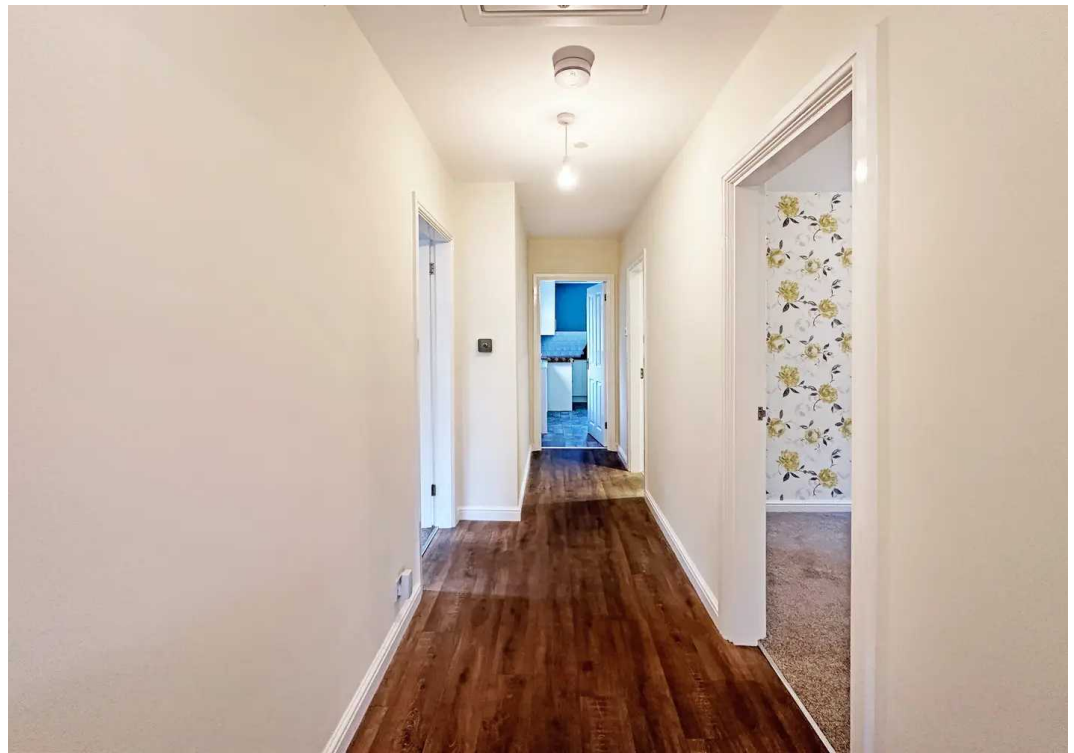
Free standing cooker, extractor, fridge, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL INFORMATION

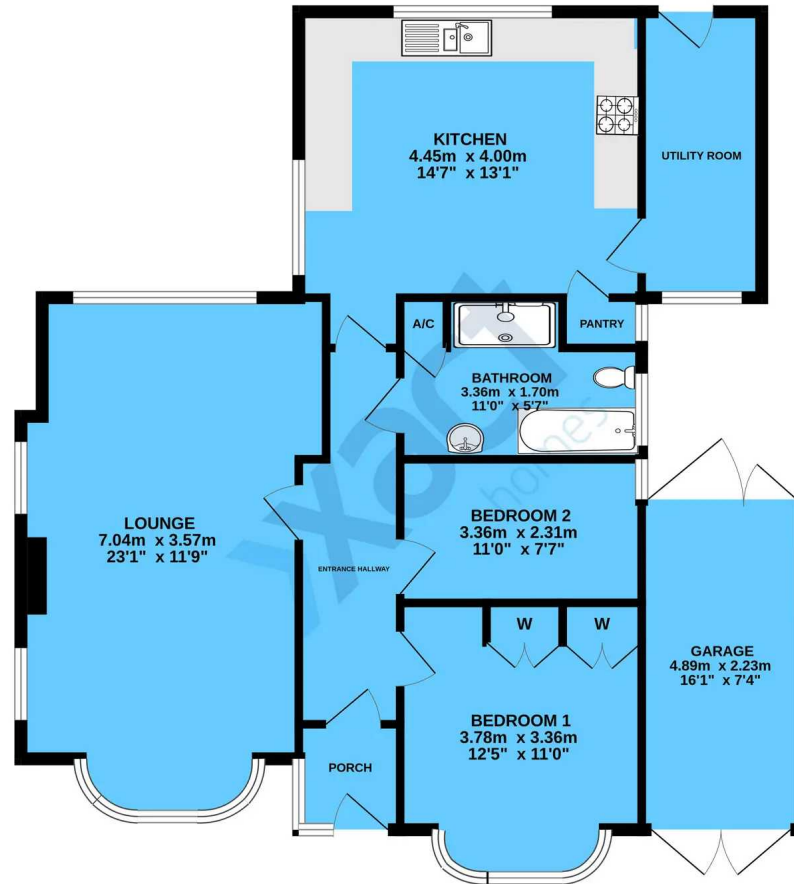
Services - mains gas, electricity and mains sewers.
Loft space - boarded with ladder and lighting.

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.



GROUND FLOOR
98.5 sq.m. (1060 sq.ft.) approx.



TOTAL FLOOR AREA : 98.5 sq.m. (1060 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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