



# Hertford Way, Knowle

Guide Price £335,000



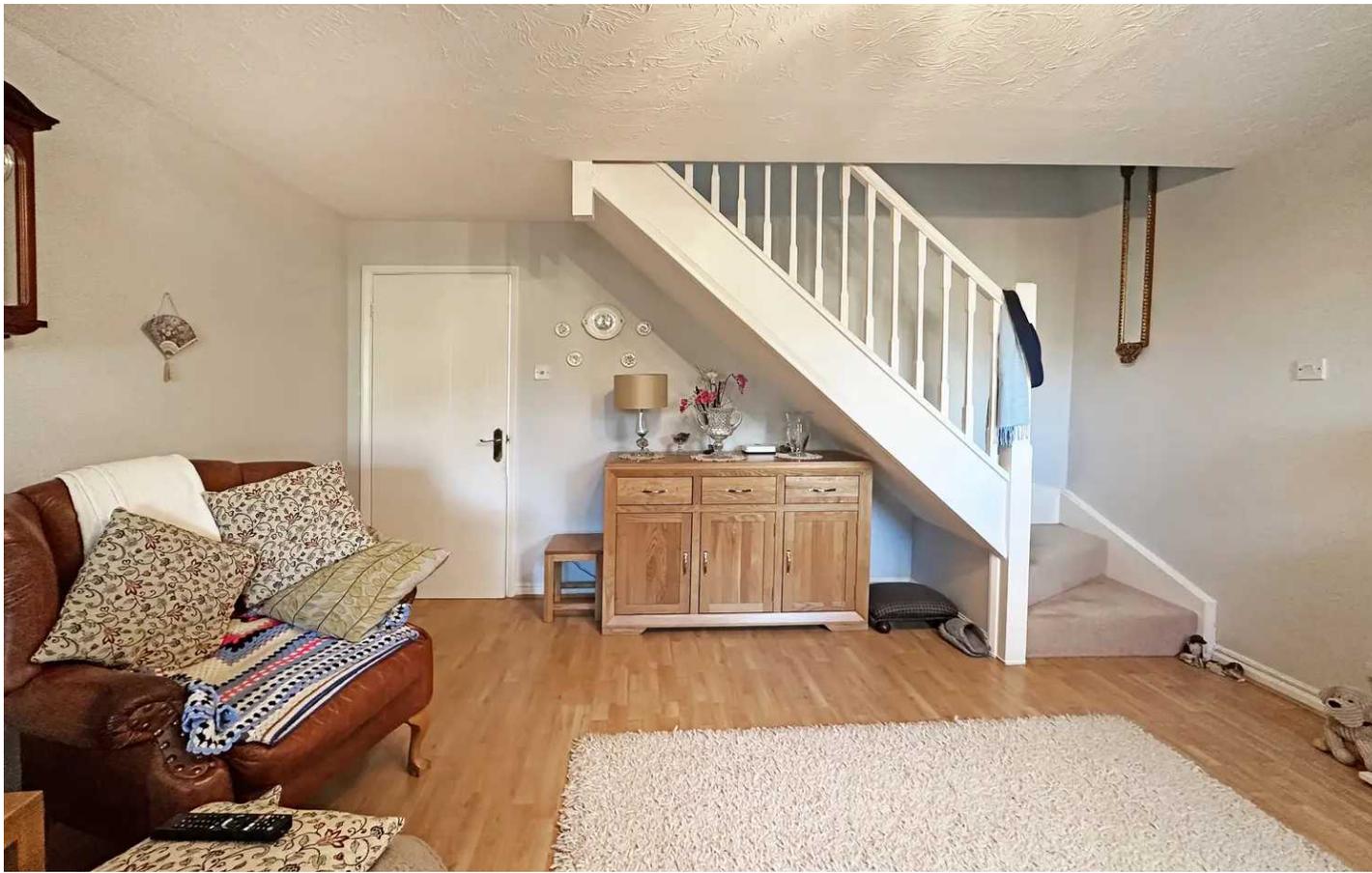
## PROPERTY OVERVIEW

Situated on a highly sought after road in Knowle, this two-bedroom mid-terrace property is ideal for first-time buyers, investors or downsizers. Conveniently located within easy walking distance to local amenities and Dorridge Station, it offers a desirable and convenient lifestyle.

Upon entering the property, you are greeted by an inviting entrance hallway that connects the ground floor accommodation. The fitted kitchen boasts integrated appliances and provides ample space for a dining table, perfect for entertaining guests. The spacious living room effortlessly flows into a conservatory, offering picturesque views of the rear garden.

Upstairs, you will find two bedrooms, one of which is a large principal bedroom featuring fitted wardrobes. Both bedrooms are serviced by a family bathroom, providing comfortable and functional living spaces.





Outside, the low maintenance rear garden is paved throughout, making it easy to maintain and enjoy, with the added benefit of two allocated parking spaces. With its prime location and well-appointed interior, this property presents an excellent opportunity to acquire a home within a desirable area of Knowle. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

#### 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

- Two Bedroom Mid-Terrace Property
- Walking Distance To Dorridge Station
- Ideal For First-Time Buyers, Investors or Downsizers
- Fitted Kitchen
- Living Room & Conservatory
- Principle Bedroom With Fitted Wardrobes
- Family Bathroom
- Low Maintenance Rear Garden
- Two Parking Spaces



#### **ENTRANCE HALLWAY**

#### **KITCHEN**

10' 6" x 9' 11" (3.21m x 3.01m)

#### **LIVING ROOM**

13' 8" x 12' 10" (4.17m x 3.90m)

#### **CONSERVATORY**

9' 3" x 7' 9" (2.81m x 2.37m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 9" x 9' 1" (3.57m x 2.78m)

#### **BEDROOM TWO**

10' 10" x 7' 4" (3.30m x 2.23m)

#### **BATHROOM**

7' 7" x 6' 2" (2.32m x 1.87m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 66.0 sq.m. = 711 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

**LOW MAINTENANCE REAR GARDEN**

**TWO ALLOCATED PARKING SPACES**





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

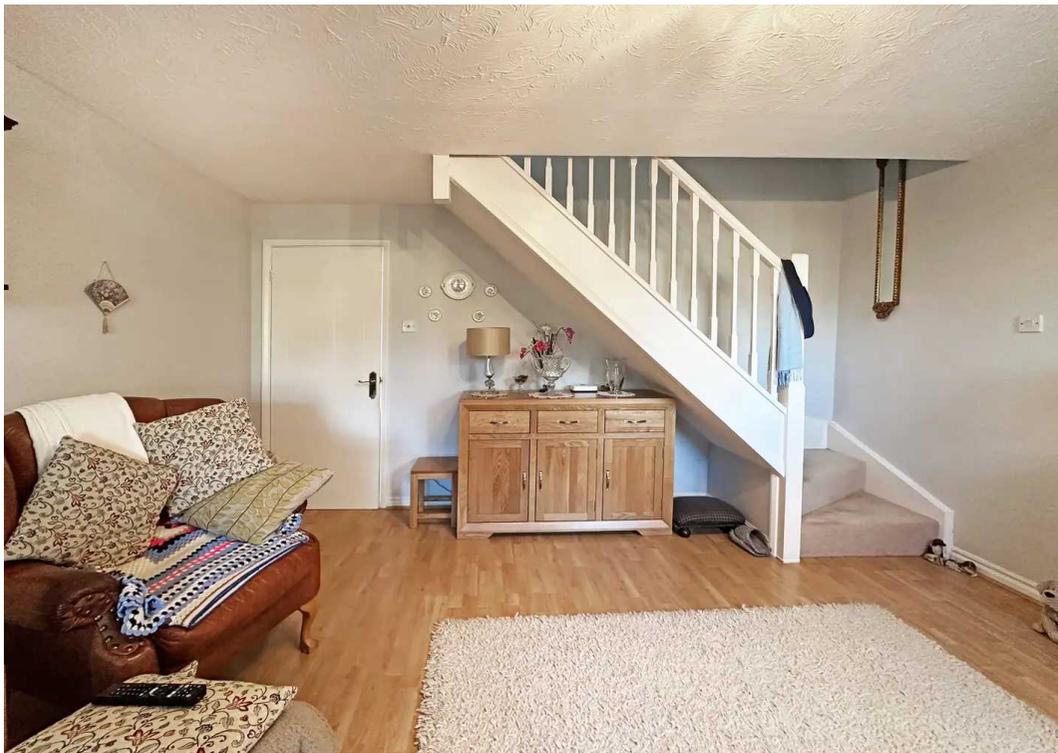
Free standing cooker, integrated oven, integrated hob, extractor, all carpets, some curtains, some blinds and some light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Shell.

#### **MONEY LAUNDERING REGULATIONS**

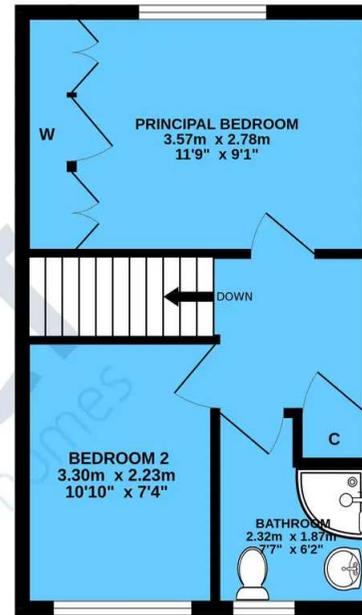
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
36.4 sq.m. (391 sq.ft.) approx.



1ST FLOOR  
29.7 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA: 66.0 sq.m. (711 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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