



Needhill Close, Knowle

Guide Price £360,000







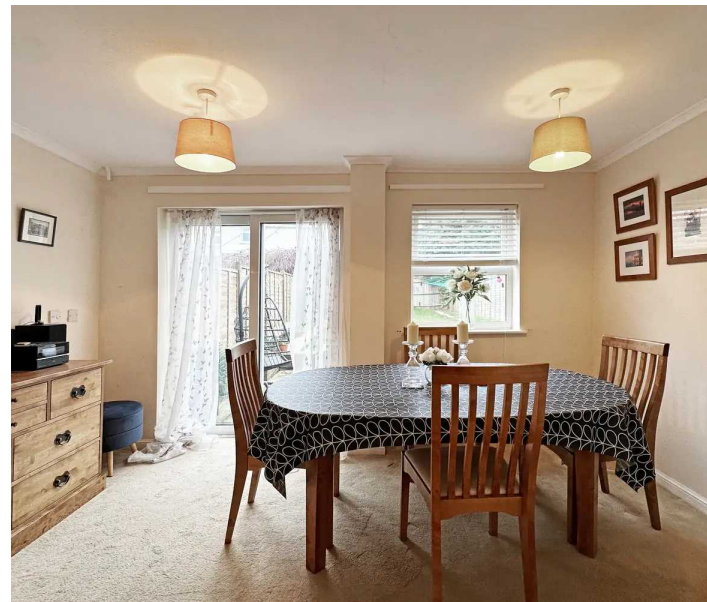
## PROPERTY OVERVIEW

Introducing this charming two-bedroom semi-detached home, located within a highly desirable and peaceful cul-de-sac in Knowle. Perfectly suited to first-time buyers or investors, this property offers a fantastic opportunity to own a home in a coveted location.

Upon entering the property, you are welcomed by an inviting entrance hallway that leads through to an expansive and light-filled living and dining area. Boasting dual aspect windows, this generously proportioned space provides ample room for comfortable sofa seating and a dining table.

The fitted kitchen, with its panoramic views of the rear garden, is sure to delight any enthusiastic chef. Offering a practical and convenient space, this area is ideal for preparing and enjoying delicious meals.

The property comprises a principal bedroom with fitted wardrobes, ensuring ample storage space for clothing and personal belongings. Additionally, there is a versatile second bedroom that can easily function as a home office, providing an ideal setting for remote work.







Completing the accommodation is a family bathroom, offering a relaxing retreat after a long day. The property also benefits from a pleasant rear garden, perfect for enjoying outdoor leisure activities, and a single garage, providing secure off-road parking.

Don't miss out on the opportunity to own this stunning property in a sought-after location. Contact us today to arrange a viewing.

#### 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.





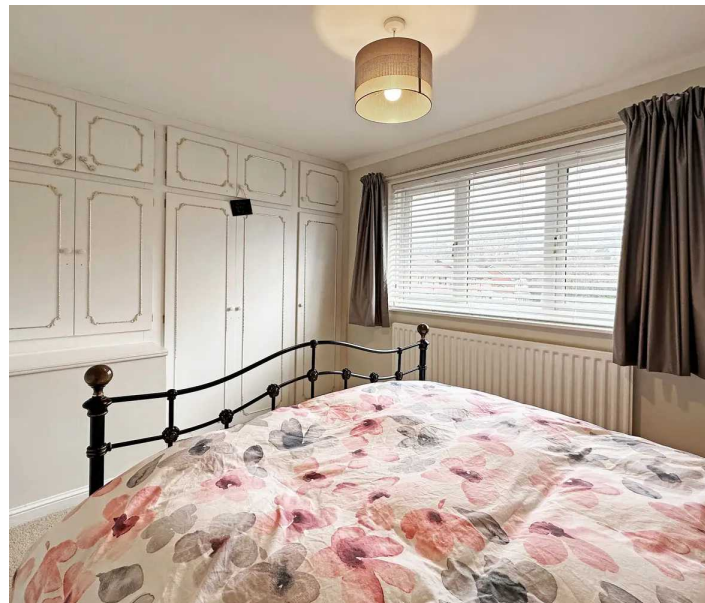


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then 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.

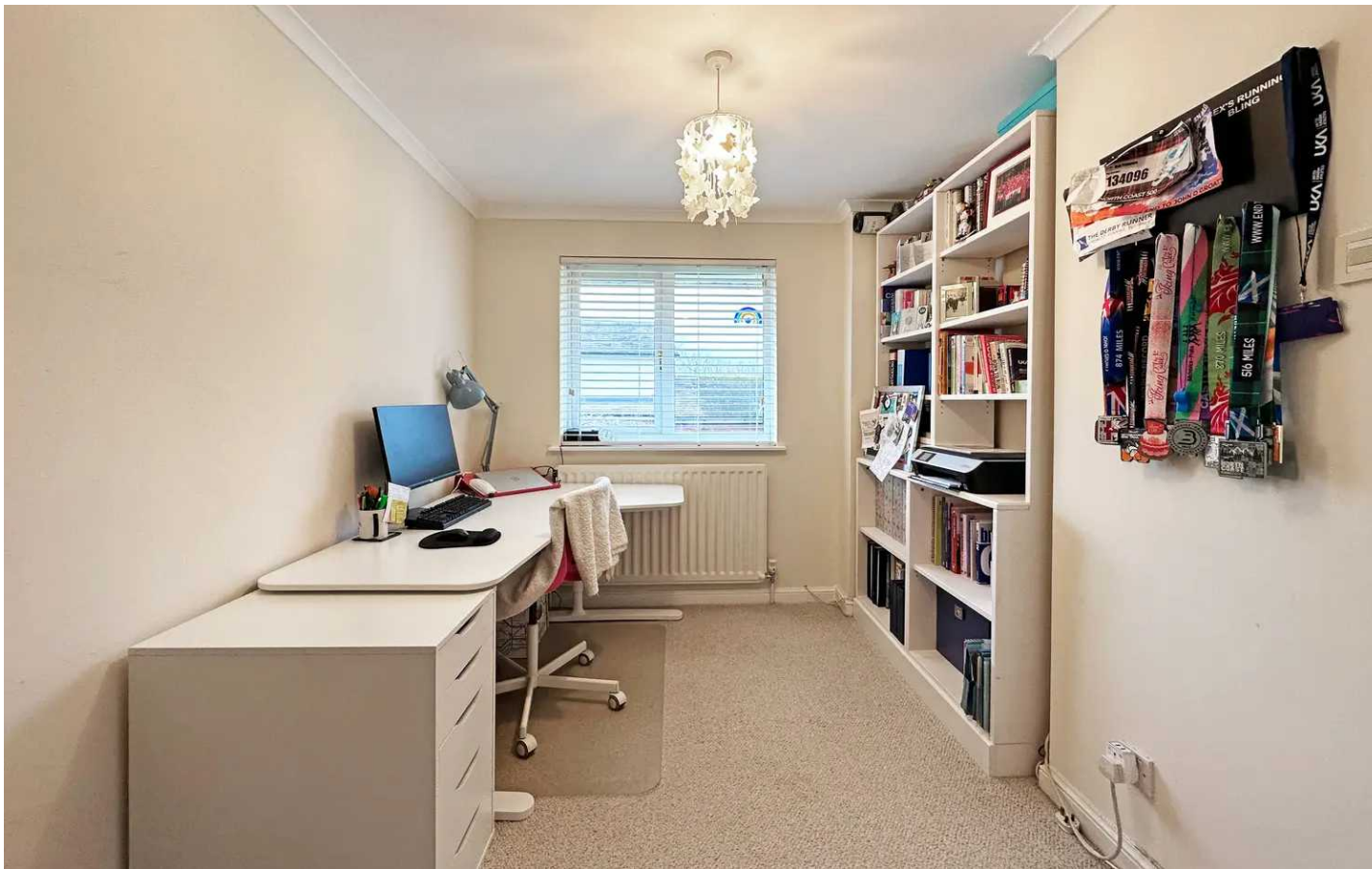
Council Tax band: D

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- Highly Sought After & Quiet Cul-De-Sac
- Ideal For First-Time Buyers Or Investors
- Dual Aspect Living / Dining Area
- Fitted Kitchen
- Single Garage
- Principle Bedroom With Fitted Wardrobes
- Lawn Rear Garden
- Early Viewing Recommended







#### **ENTRANCE HALLWAY**

#### **LIVING / DINING AREA**

22' 10" x 13' 5" (6.95m x 4.10m)

#### **KITCHEN**

14' 7" x 7' 3" (4.45m x 2.20m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 5" x 9' 8" (4.10m x 2.95m)

#### **BEDROOM TWO**

13' 0" x 7' 10" (3.95m x 2.40m)

#### **BATHROOM**

8' 2" x 4' 11" (2.48m x 1.50m)

#### **TOTAL SQUARE FOOTAGE**

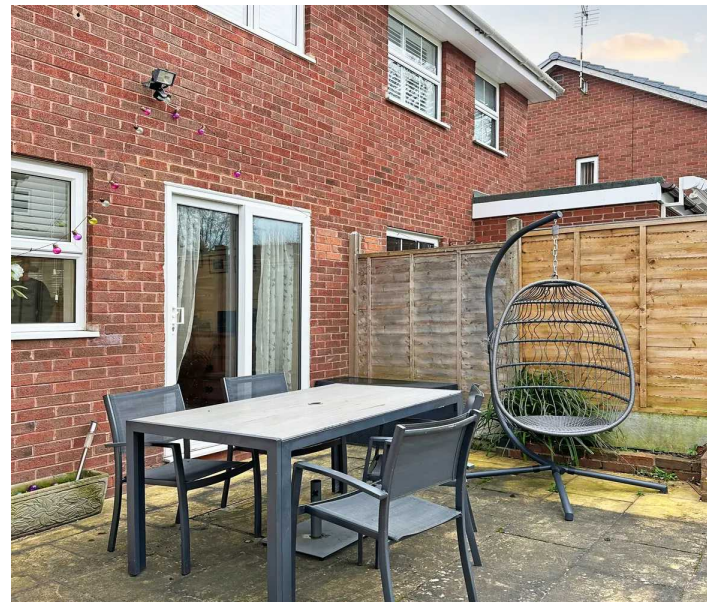
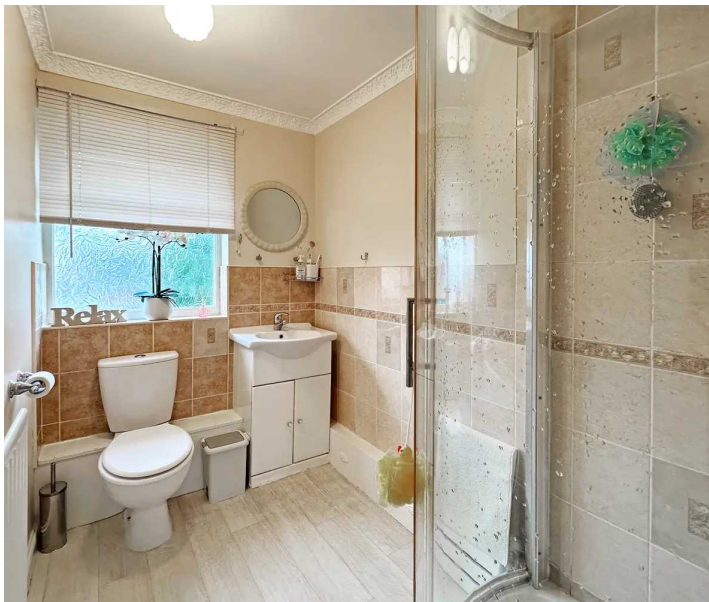
Total floor area: 79.2 sq.m. = 853 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

#### **SINGLE GARAGE**

16' 5" x 8' 0" (5.00m x 2.45m)







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

All carpets, fitted wardrobes in one bedroom and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Virgin Media. Loft space - partially boarded with ladder.

#### **MONEY LAUNDERING REGULATIONS**

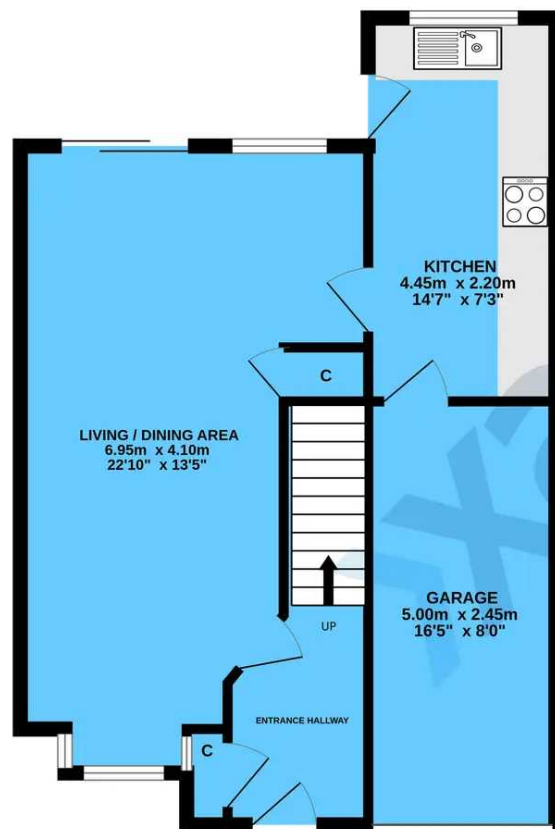
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



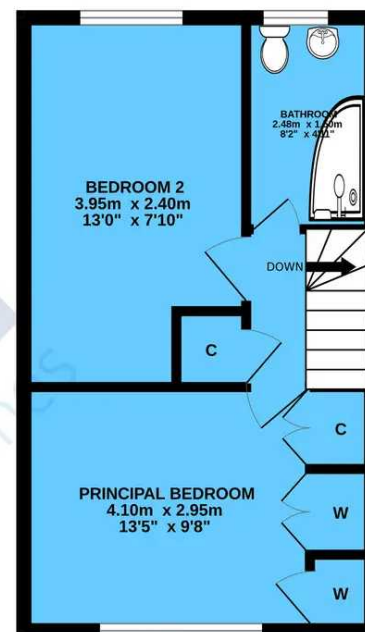




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 79.2 sq.m. (853 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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