



Ullenhall Road, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Introducing this three bedroom detached property, boasting a highly-desirable location on a tranquil and sought-after cul-de-sac in Knowle. This outstanding residence has been tastefully extended and remodeled, benefiting from the generous footprint of a four-bedroom property. Offering tremendous potential for further expansion, subject to obtaining the requisite planning permissions, this home is perfect for those seeking a property they can truly make their own.

Upon entering the property, you are greeted by a welcoming hallway. The expansive living room, bathed in natural light streaming through the bay window, provides a delightful space to relax and entertain. The dining room features doors that effortlessly open out to the rear garden, seamlessly connecting the indoors with the outside world.



A fitted kitchen offers ample storage and worktop space, providing the perfect environment for culinary exploration. Three generously proportioned double bedrooms offer comfortable accommodation for family and guests alike, complemented by a well-appointed family bathroom.



Externally, the rear garden features a patio seating area, offering a secluded oasis in which to unwind and bask in the sun. Completing this superb property is a driveway and single garage, ensuring ample space for parking.

In summary, this three-bedroom detached property offers a rare opportunity to acquire a home in a highly sought-after location, ripe with potential for further extension. Viewing is highly recommended to fully appreciate the exceptional lifestyle this property offers.

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.



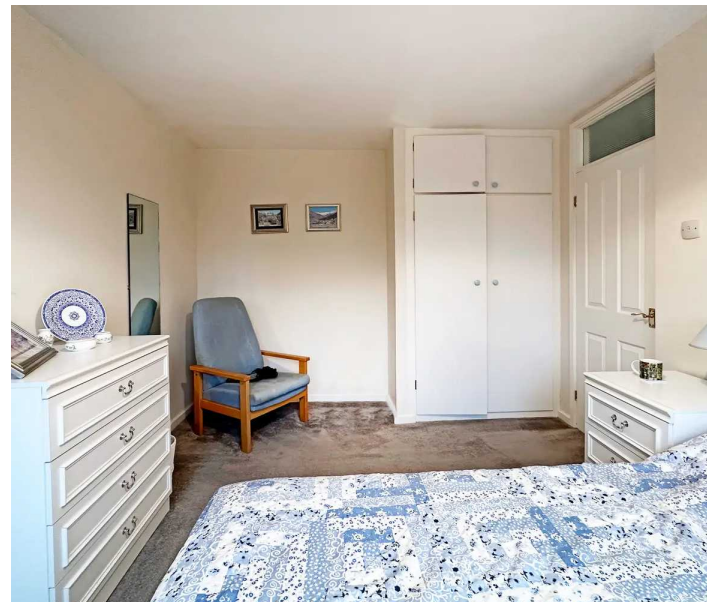


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then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

- Three Bedroom Detached Property
- Quiet Cul-De-Sac Location
- Tastefully Extended With Large Footprint
- Scope For Further Extension Subject To Planning Permission
- Living Room & Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Lawn Rear Garden





PORCH

HALLWAY

LIVING ROOM

15' 1" x 13' 1" (4.60m x 4.00m)

DINING ROOM

16' 5" x 10' 8" (5.00m x 3.25m)

KITCHEN

10' 8" x 8' 0" (3.25m x 2.45m)

WC

FIRST FLOOR

BEDROOM ONE

16' 1" x 13' 1" (4.90m x 4.00m)

BEDROOM TWO

12' 10" x 9' 4" (3.90m x 2.85m)

BEDROOM THREE

13' 11" x 8' 0" (4.25m x 2.45m)

BATHROOM

7' 5" x 6' 5" (2.25m x 1.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 117.1 sq.m. = 1260 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 8' 8" (5.40m x 2.65m)

REAR GARDEN





ITEMS INCLUDED IN SALE

Zanussi free standing cooker, Technik extractor, Indesit fridge, Bosch dishwasher, Bosch washing machine, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings

ADDITIONAL INFORMATION

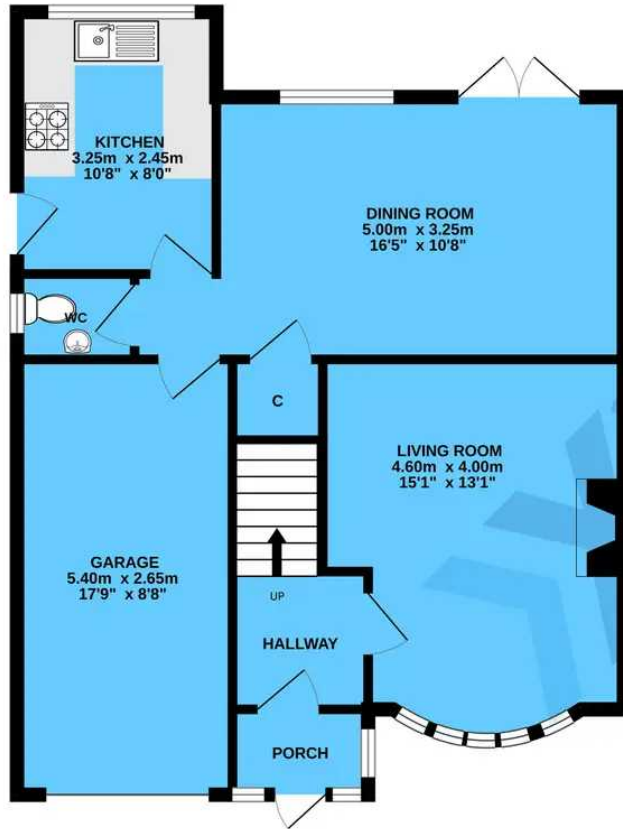
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - partially boarded.

MONEY LAUNDERING REGULATIONS

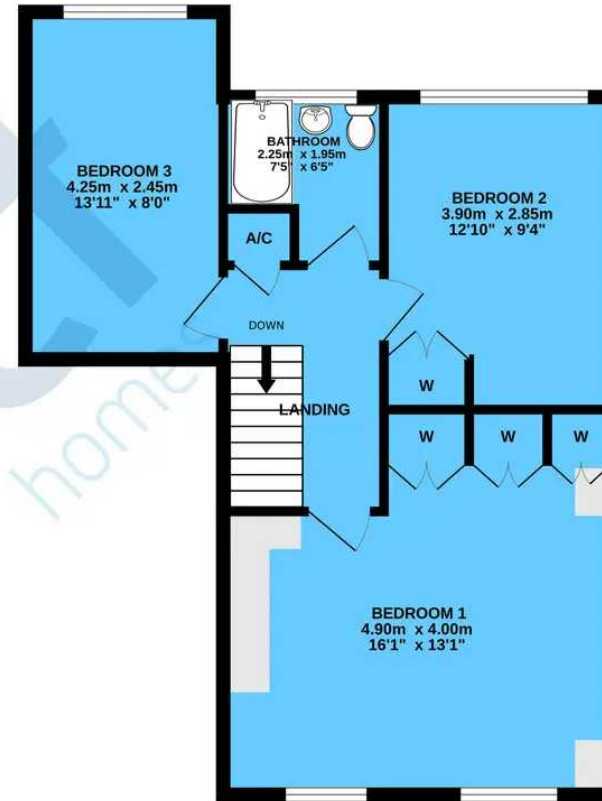
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
64.4 sq.m. (694 sq.ft.) approx.



1ST FLOOR
52.6 sq.m. (567 sq.ft.) approx.



TOTAL FLOOR AREA : 117.1 sq.m. (1260 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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