



Tilehouse Green Lane, Knowle

In Excess of £425,000



PROPERTY OVERVIEW

Presented to the highest standard throughout, this stunning two-bedroom end-terrace property is ideally situated on a sought-after road in Knowle. Boasting a deceptively spacious interior, the property features a modern open-plan layout on the ground floor whilst maintaining an abundance of character, providing a sense of vastness and seamless flow.

The generously sized living/dining room is a focal point of the home, complete with a high ceiling that accentuates the open space. The stunning breakfast kitchen is a chef's delight, featuring integrated appliances and a skylight that floods the room with natural light.



Upstairs, two double bedrooms await, offering comfortable living quarters serviced by a contemporary bathroom boasting a large walk-in shower. To the rear, a delightful garden provides a tranquil retreat, meticulously maintained to create a serene outdoor oasis.

This property epitomises modern living in a desirable location, promising a lifestyle of comfort and sophistication.



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 End-Terrace Property
- Sought After Road In Knowle
- Immaculately Presented Throughout
- Abundance Of Space & Character
- Open Plan Living / Dining Room
- Large Breakfast Kitchen
- Two Double Bedrooms
- Family Bathroom
- Beautiful Rear Garden

LIVING / DINING ROOM

LIVING ROOM

13' 0" x 11' 11" (3.97m x 3.64m)

DINING ROOM

16' 4" x 9' 7" (4.98m x 2.92m)

BREAKFAST KITCHEN

15' 11" x 13' 0" (4.86m x 3.97m)

WC

5' 8" x 2' 4" (1.73m x 0.72m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 8' 10" (3.96m x 2.68m)

BEDROOM TWO

12' 8" x 7' 11" (3.86m x 2.42m)

BATHROOM

9' 5" x 8' 4" (2.88m x 2.53m)

TOTAL SQUARE FOOTAGE

Total floor area: 74.0 sq.m. = 797 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN





ITEMS INCLUDED IN SALE

Bosch integrated oven, Bosch integrated hob, Hotpoint extractor, John Lewis fridge freezer, Indesit dishwasher, Indesit washing machine, all carpets, all blinds, all light fittings and three garden sheds.

ADDITIONAL INFORMATION

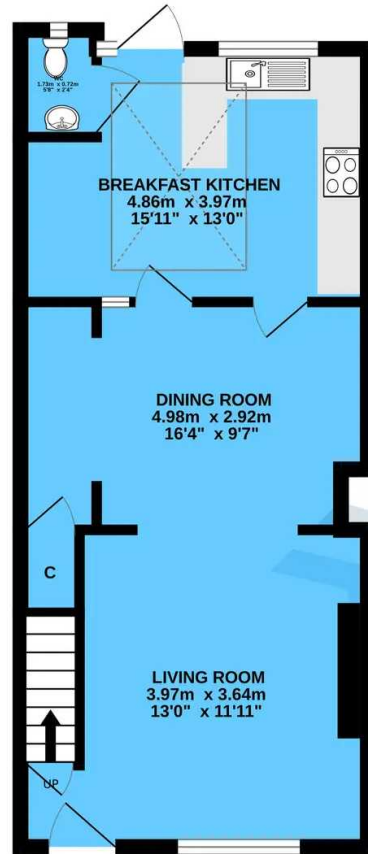
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

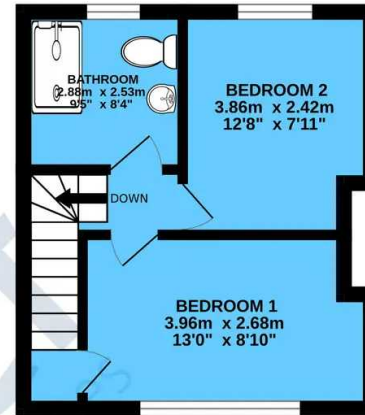
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 74.0 sq.m. (797 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.
Made with Lettopix 62024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
SALES & LETTINGS

