



Kixley Lane, Knowle

Guide Price £375,000







#### PROPERTY OVERVIEW

Presenting a fantastic opportunity for investors or those looking for a project, this two-bedroom semi-detached cottage is located on a quiet and coveted street in Knowle. Boasting a sought-after location just a stone's throw from the High Street, this property is conveniently situated near all local amenities. With a generous rear garden, this home provides ample space for outdoor relaxation and entertaining.

In need of modernisation, this property is the perfect blank canvas for buyers to tailor to their own taste and style. With the added benefit of no upward chain, this cottage represents an ideal investment opportunity.

The ground floor of this cottage features a spacious living room, offering plenty of room for comfortable seating and entertaining guests. Additionally, the kitchen offers views of the rear garden, allowing for a pleasant and serene mealtime ambience.

Ascending to the first floor, two bedrooms await, both served by a family bathroom. Each room provides essential spaces for rest and relaxation.





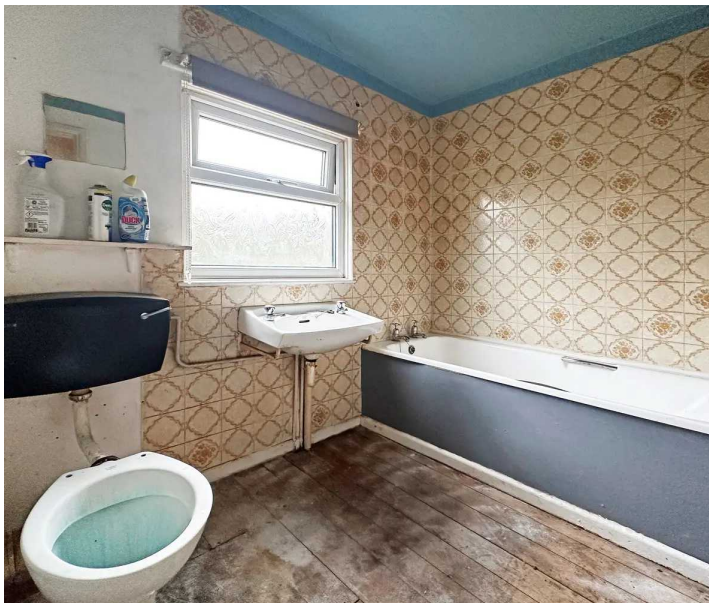


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Embracing potential and offering a sought-after location, this property presents a promising opportunity for buyers to create their perfect home. Do not miss out on this chance to transform a blank canvas into a dream living space.

#### 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: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- In Need Of Modernisation
- Short Walk From Knowle High Street
- Large Rear Garden
- Living Room & Fitted Kitchen
- Family Bathroom
- Quiet & Sought After Road







#### **HALL**

#### **LIVING ROOM**

13' 11" x 13' 0" (4.25m x 3.95m)

#### **KITCHEN**

12' 2" x 6' 11" (3.70m x 2.10m)

#### **WC**

4' 5" x 2' 7" (1.35m x 0.80m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 1" x 8' 10" (4.00m x 2.70m)

#### **BEDROOM TWO**

10' 0" x 8' 0" (3.05m x 2.45m)

#### **BATHROOM**

9' 2" x 5' 7" (2.80m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 56.0 sq.m. = 603 sq.ft. approx.

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

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

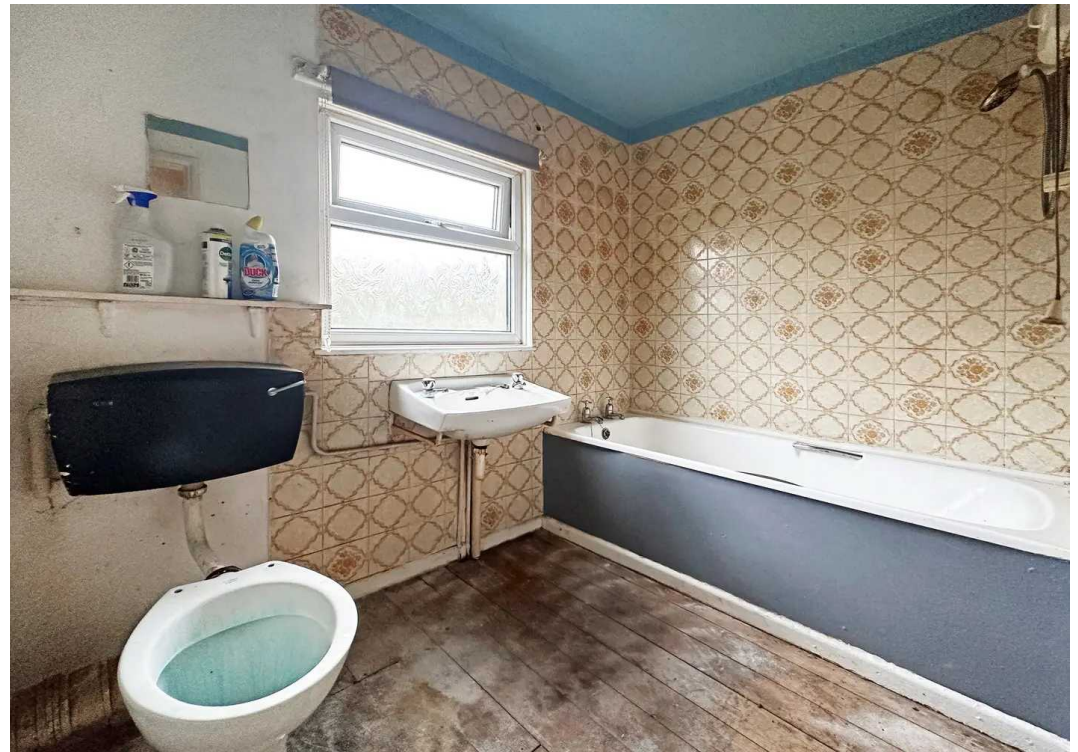
#### **ADDITIONAL INFORMATION**

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

#### **MONEY LAUNDERING REGULATIONS**

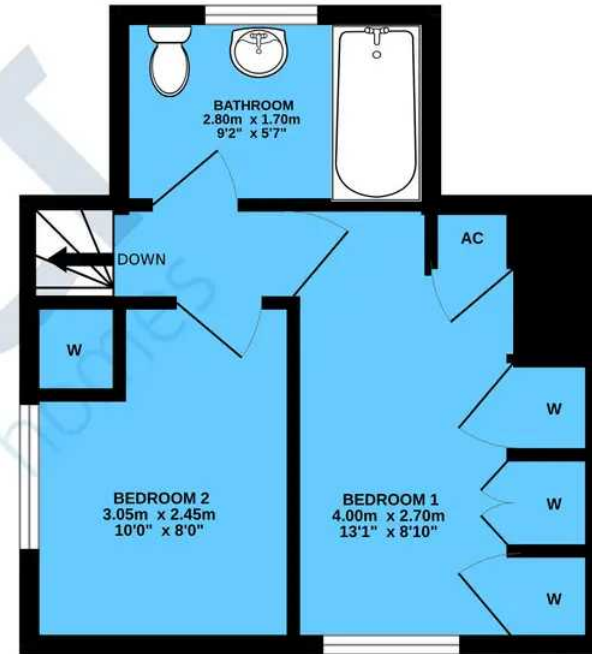
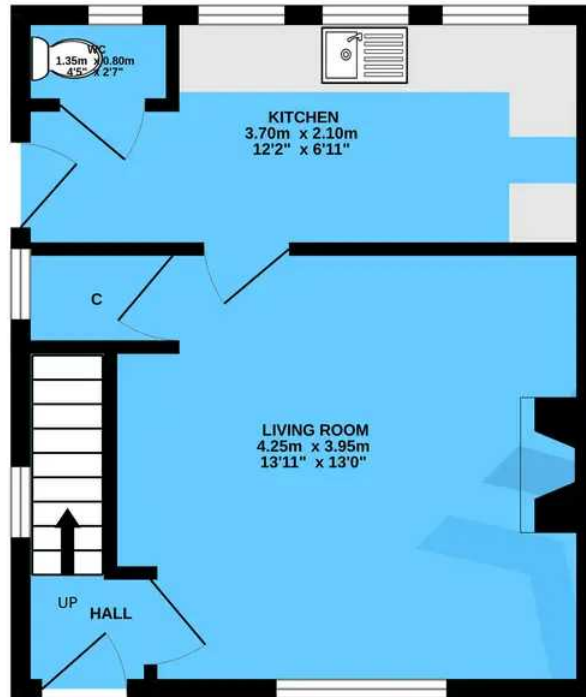
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 56.0 sq.m. (603 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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