



11 WHEELER CLOSE, CHADWICK END, SOLIHULL, B93 0BW

ASKING PRICE OF £299,950

EPC: F Council Tax Band: C





### Location

Knowle is a delightful village set a few miles south-east of the town of Solihull and still retains considerable charm. Knowle joins onto the village of Dorridge and the smaller village Bentley Heath. Knowle has many shops mostly located on the High Street although there are a number of side roads and a shopping precinct. The small shopping area also has restaurants of all varieties, making Knowle a popular destination for dining out. Recreation areas include Jobs Close Park, which has a children's play area, tennis courts, football field and plenty of open space. There are also many clubs in the village for all ages. There are two schools providing good schooling facilities at both junior and secondary level. The village is close to the M42 which provides fast links to the M1, M5, M6 and M40 motorways. Dorridge Station is approximately 1½ miles away and provides commuter train services to Birmingham and London. In addition, the NEC., Birmingham International Airport and Railway Station are within easy reach.

- Semi Detached Residence
- Three Bedrooms
- Further Scope for Development (STPP)
- Sought After Area
- Semi Rural Location
- Lounge & Dining Room
- Good Size Rear Garden
- No Upward Chain



A three bedroom semi-detached residence situated in a sought after semi rural location with further scope for development (STPP). The property offers excellent living accommodation which briefly comprises; reception hall, lounge area opening to dining area, kitchen, sun room, first floor landing, three bedrooms, shower room/wc, gardens to rear and side. No Upward Chain.

#### RECEPTION HALL

**LOUNGE AREA 13' 0" x 12' 10" (3.96m x 3.91m)**

opening to:

**DINING AREA 10' 10" x 10' 0" (3.3m x 3.05m)**

**KITCHEN 12' 2" x 7' 6" (3.71m x 2.29m)**

**SUN ROOM/LEAN TO**

**FIRST FLOOR LANDING**

**BEDROOM ONE 13' 1" x 10' 3" (3.99m x 3.12m)**

**BEDROOM TWO 10' 10" x 10' 0" (3.3m x 3.05m)**

**BEDROOM THREE 9' 7" max x 8' 1" max (2.92m x 2.46m)**

storage cupboard

**SHOWER ROOM/WC**

**GARDEN AREA TO SIDE AND REAR**



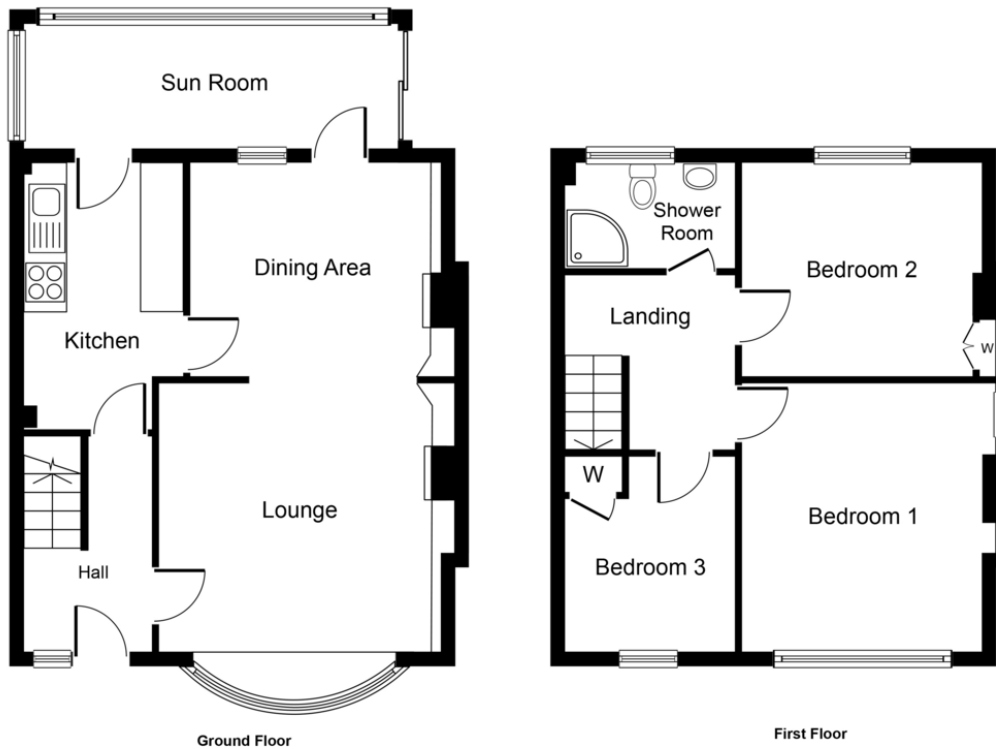
**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

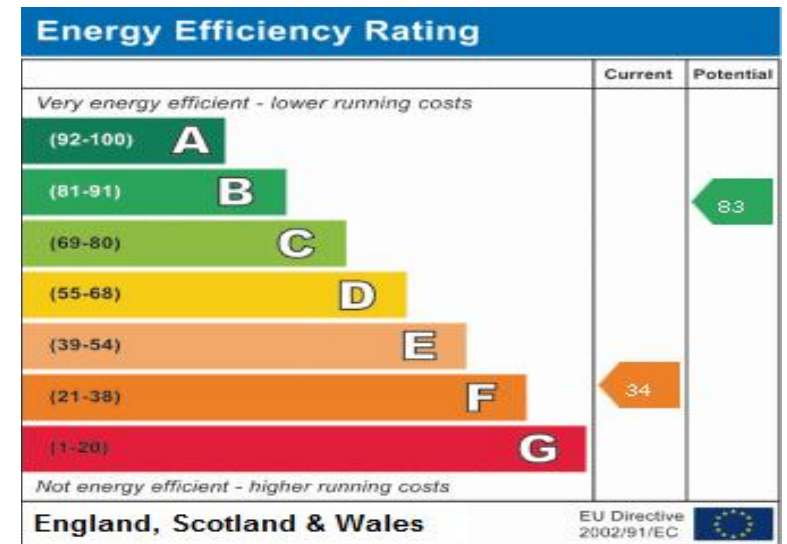
*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





Approx. Gross Internal Floor Area 1,009 sq. ft. (93.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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**Solihull** 6 The Square, Solihull, West Midlands B91 3RB  
 T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

[www.ruxtonproperty.co.uk](http://www.ruxtonproperty.co.uk)



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