



Dell Farm Close, Knowle

Guide Price £325,000



PROPERTY OVERVIEW

Situated in the heart of Knowle, this completely modernised two-bedroom terrace property offers a rare opportunity to acquire a stylish and conveniently located home. Benefiting from no upward chain, this meticulously maintained property is presented to the highest standard, making it ready for immediate occupancy. Upon entering the property, one is greeted by a newly modern fitted kitchen that boasts contemporary fittings and ample storage space. The hallway leads seamlessly into the living room and dining area, which overlooks the south-westerly facing rear garden, flooding the space with natural light. This open-plan layout creates a welcoming and airy ambience, perfect for both relaxed evenings at home and entertaining guests. The low maintenance rear garden offers a tranquil escape from the hustle and bustle of daily life, providing a private outdoor space to relax and unwind. A large storage shed allows for convenient storage of garden equipment, bicycles, or other belongings. Upstairs, the property features two generously proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The refurbished bathroom exudes contemporary elegance, featuring modern fixtures and finishes to cater to the needs of modern living.





Perfectly positioned just a one-minute walk from Knowle High Street, residents can enjoy easy access to a plethora of local amenities, including boutique shops, cafes, restaurants, and supermarkets. For those who require commuter links, the property is ideally located with convenient access to public transport and major road networks. Additionally, the property benefits from an allocated parking space, providing added convenience for residents with vehicles. Whether looking for a first home, a downsize opportunity, or an investment property, this beautiful two-bedroom terrace offers a rare combination of modern living, location, and convenience. Don't miss out on the chance to make this stunning property your new home. Contact us today to arrange a viewing and discover the potential this property has to offer.

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

- Completely Modernised Two Bedroom Terrace Property
- Benefiting From No Upward Chain
- Beautifully Presented And Meticulously Maintained
- One Minute Walk To Knowle High Street And All Local Facilities
- Allocated Parking Space
- New Modern Fitted Kitchen
- Living Room / Dining Area To Rear Leading To South Westerly Facing Rear Garden
- Low Maintenance Rear Garden With Large Storage Shed
- Two Bedrooms And Refurbished Bathroom

HALLWAY

KITCHEN

12' 0" x 5' 11" (3.66m x 1.80m)

LIVING ROOM/DINING AREA

14' 5" x 12' 6" (4.39m x 3.81m)



FIRST FLOOR

BEDROOM ONE

12' 6" x 9' 10" (3.81m x 3.00m)

BEDROOM TWO

12' 10" x 5' 11" (3.91m x 1.80m)

BATHROOM

6' 3" x 5' 3" (1.91m x 1.60m)

TOTAL SQUARE FOOTAGE

56 sq.m (603 sq.ft) approx.

ALLOCATED PARKING

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

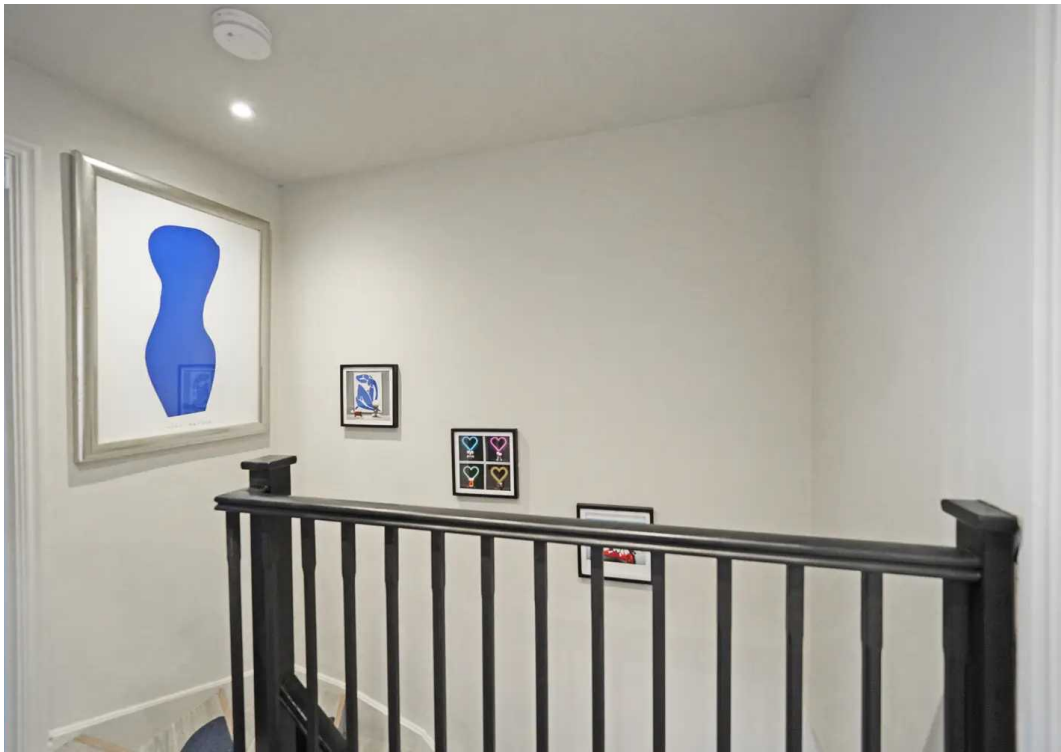
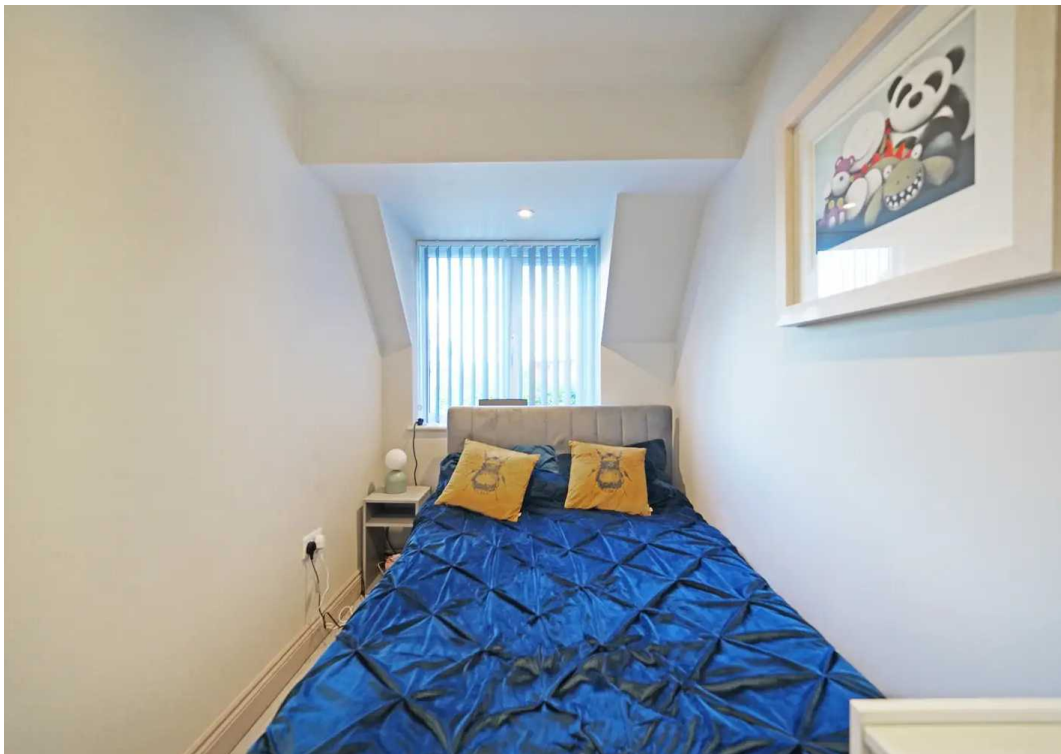
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, blinds and light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

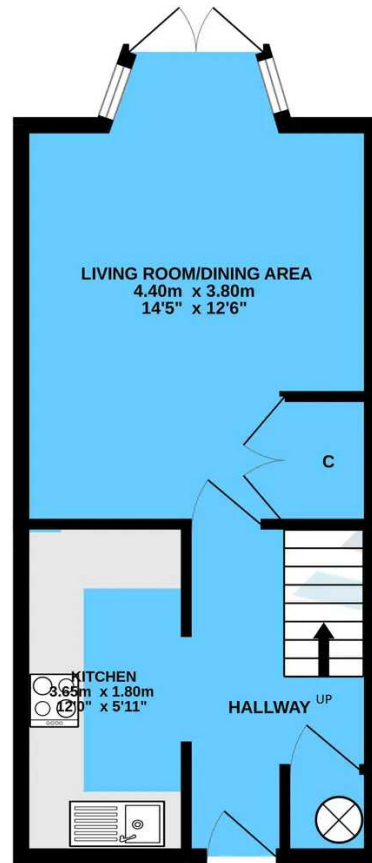
Services - water meter, mains gas, electricity and sewers. Broadband - Three. Loft space - part boarded.

MONEY LAUNDERING REGULATIONS

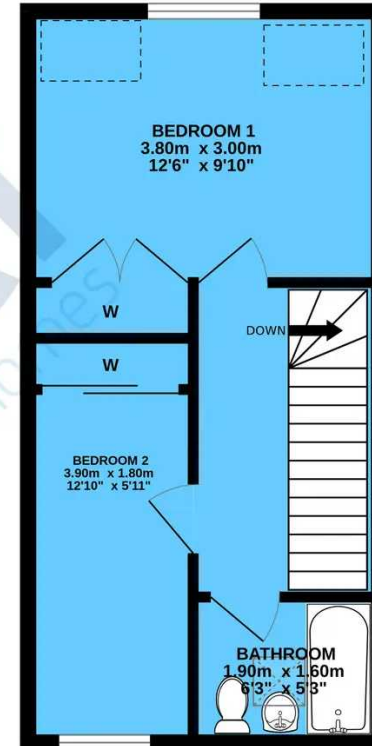
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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SALES & LETTINGS

