



smarthomes



- Beautifully Presented End Terraced Property
- Four Double Bedrooms
- Breakfast Kitchen
- Lounge

Tilehouse Green Lane, Knowle, Solihull, B93 9EJ

A beautifully presented spacious end of terraced property situated on this popular road in Knowle with accommodation briefly affording four double bedrooms, breakfast kitchen, lounge, guest WC, two en suites, family bathroom, private rear garden, allocated parking for two cars and garage

Current Council Tax Band – F EPC Rating 76

Offers Over

£650,000



Property Description

The property is set back from the road behind a dropped kerb with block paved driveway leading to allocated parking to side and allocated parking to rear with access to garage.

Access is gained via a storm porch with door leading into

Entrance Hallway

With wood effect laminate flooring, two ceiling light points, central heating radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Guest WC

With low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure double glazed window to front, central heating radiator, wood effect laminate flooring and ceiling down-lighters.





Breakfast Kitchen to Front

16' 8" x 10' 2" (5.1m x 3.1m) Being fitted with a range of wall, drawer and base units in a matte finish with complementary Quartz work surfaces and matching upstands, Belfast sink with mixer tap, complementary tiling to splashback areas, integrated Bosch electric oven with integrated Bosch microwave, four ring gas hob with stainless steel extractor over, integrated washer dryer, integrated dishwasher, wood effect laminate flooring, central heating radiator, ceiling down-lighters, double glazed door to side and double glazed window to front with Georgian style bars

Lounge to Rear

17' 4" x 16' 8" (5.3m x 5.1m) With double glazed French doors opening to the rear garden with Georgian style bars and matching double glazed window overlooking rear garden, central heating radiator, two ceiling light points, wood effect laminate flooring, feature inset Living Flame electric fire and enclosed electrics for television

Accommodation On The First Floor

Landing

With two ceiling light points and doors leading off to

Bedroom Two to Front

14' 9" x 11' 1" (4.5m x 3.4m) With double glazed window to front elevation with Georgian style bars, central heating radiator, ceiling light point and door through to

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower and glazed sliding door, low flush WC and pedestal wash hand basin with mixer tap, complementary tiling to all splash back areas, tiled flooring, shaver socket, extractor, ceiling down-lighters and ladder style central heating radiator

Bedroom Three to Rear

16' 9" x 11' 4" (5.12m x 3.47m) With double glazed window to rear elevation with Georgian style bars, central heating radiator and ceiling light point

Bedroom Four to Rear

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed window with to rear with Georgian style bars, central heating radiator, ceiling light point and useful storage cupboard

Family Bathroom to Front

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with centralised taps, thermostatic shower over and glazed shower screen, low flush WC and pedestal wash hand basin with mixer tap, complementary tiling to walled areas, tiled flooring, obscure double glazed window to front with Georgian style bars, ladder style central heating radiator, shaver socket, extractor and ceiling down-lighters

Accommodation On The Second Floor

Bedroom One

23' 7" x 14' 5" (7.2m x 4.4m) (With some head height restriction)

With two double glazed Velux windows to the front elevation, double glazed window with Georgian style bars to rear, central heating radiator, ceiling down-lighters, loft access, useful storage cupboard, eaves storage and door through to

En Suite

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower over, low flush WC and pedestal wash hand basin with mixer tap over, complementary tiling to splash back areas, shaver socket, ceiling downlighter, wood effect laminate flooring, ladder style central heating radiator and spot lights to ceiling

Rear Garden

Having a paved patio ideal for entertaining, artificial lawned area, wall to one side with gated rear access and fencing to the other side.

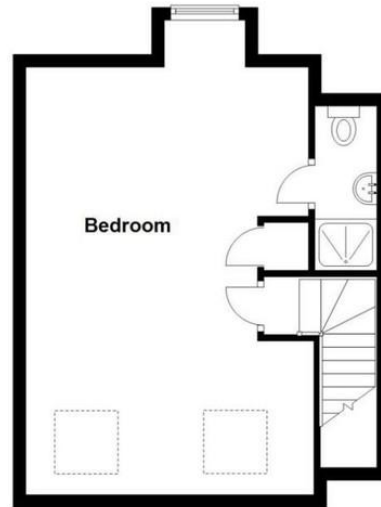
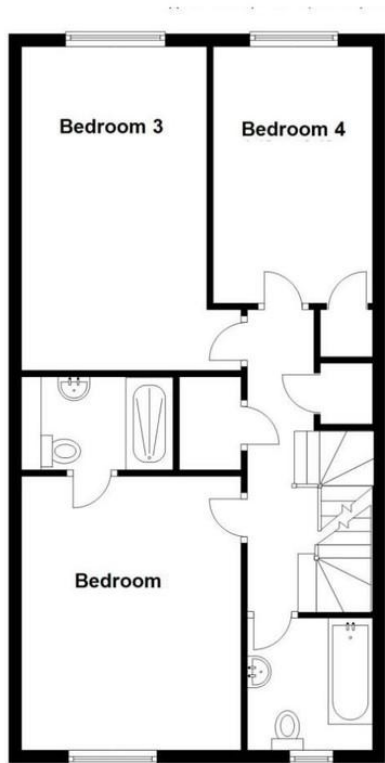
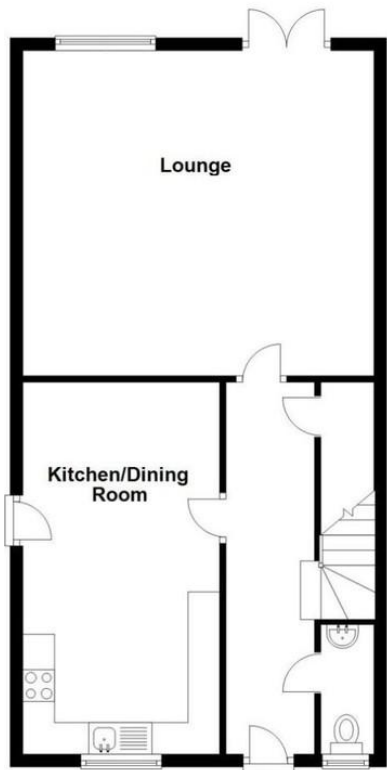
Garage

The garage is located to the rear of the property underneath a coach house.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F





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