



St. Lawrence Close, Knowle

Guide Price £529,950





PROPERTY OVERVIEW

Situated in the picturesque setting of Knowle Village, we are delighted to present this stunning 3-bedroom link-detached property. With the advantage of an existing side extension, this property provides ample room for a growing family or those seeking additional living space. The extension seamlessly integrates with the original structure, creating an open plan kitchen/diner at the rear of the property, looking onto the south facing garden. Ideally located adjacent to Knowle Park and a short walk to Knowle village, residents will appreciate the proximity to many local amenities servicing all of the residents needs. Families will be pleased to find themselves within the sought-after Arden Academy catchment area, offering access to a prestigious educational institution for their children. Coupled with the close proximity to a range of amenities in Knowle Village, this property presents an enticing opportunity for families seeking a harmonious balance of lifestyle and education. Beautifully presented, this link-detached property benefits from interior spaces are thoughtfully designed to maximise natural light and functionality, creating a welcoming environment that residents will be proud to call home.



In summary, this property offers a unique blend of contemporary elegance, convenient living, and peaceful surroundings in a highly desirable location. With its prime location, extended living space, and delightful features, this residence is a rare gem that promises an exceptional living experience for its fortunate new owners.

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: E

Tenure: Freehold



- Three Bedroom Link Detached
- Open Plan Kitchen/Diner
- South Facing Rear Garden
- Already Extended
- Close To Knowle Village
- Arden Academy Catchment
- Beautifully Presented
- Adjacent To Knowle Park

HALL

STORE

8' 2" x 3' 3" (2.49m x 0.99m)

LIVING ROOM

15' 1" x 13' 1" (4.60m x 3.99m)

STUDY

8' 2" x 7' 1" (2.49m x 2.16m)

KITCHEN/DINER

KITCHEN AREA

10' 8" x 9' 10" (3.25m x 3.00m)

DINING AREA

24' 11" x 10' 8" (7.59m x 3.25m)

UTILITY AREA

5' 7" x 4' 7" (1.70m x 1.40m)

WC

5' 7" x 2' 11" (1.70m x 0.89m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 9' 2" (3.91m x 2.79m)

BEDROOM TWO

10' 6" x 9' 2" (3.20m x 2.79m)

**BEDROOM THREE**

9' 10" x 6' 7" (3.00m x 2.01m)

BATHROOM

8' 2" x 6' 7" (2.49m x 2.01m)

TOTAL SQUARE FOOTAGE

98 sq.m (1055 sq.ft) approx.

OUTSIDE THE PROPERTY**GARDEN****DRIVEWAY PARKING FOR THREE VEHICLES****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, Neff integrated fridge, Neff integrated freezer, Prima dishwasher, all carpets and blinds, some curtains and light fittings, two electric & central heating towel rails, electric blinds sitting/dining room and electric roller shutter/winding handle keys.

ADDITIONAL INFORMATION

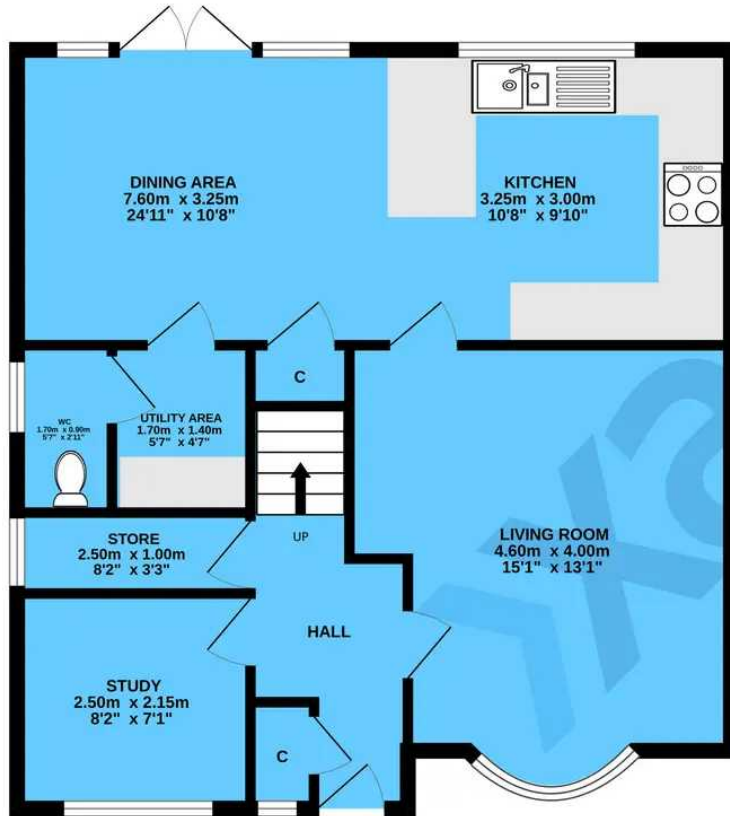
Services - water meter, mains gas, electricity and sewers. Broadband - Utility Warehouse/Open Reach - fibre optic - in the area. Loft space - part boarded with ladder and lighting.

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 : 98.0 sq.m. (1055 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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