



Arden Vale Road, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

Nestled in a desirable residential location, this extended four-bedroom semi-detached house presents a wonderful opportunity for a growing family seeking a modern and spacious home. The property boasts a thoughtfully designed layout and has recently been updated by the present owners to include a purpose built garden room which offers versatility to be utilised as a home office / gym plus a large shed for additional storage. Upon entering this superb family home, you are greeted by a bright and welcoming hallway that leads you into the extended open plan kitchen / dining and family area which has bi-fold doors leading onto the rear garden and is also serviced by a utility room. Also located off the hallway are the two reception rooms the larger currently used as a further sitting room and benefiting from a bay window, the additional reception room is a versatile space currently being used as a study. Upstairs, the property boasts four generously sized bedrooms, offering comfortable accommodation for all family members. The principal bedroom benefits from an en-suite shower room, providing added convenience and privacy. The further bedrooms are serviced by the well appointed and modern family bathroom.



Externally, the property boasts a large south-facing garden which is mainly laid with lawn providing a private outdoor sanctuary to relax and unwind amidst the tranquility of the surroundings. Immediately outside the kitchen is a decked and paved area providing ample room for table and chairs for this wanting outdoor space for dining, gardening, or simply enjoying the sunshine during the warmer months. The present owners have recently installed a garden room which is perfect as a home office / gym and a garden shed providing exceptional additional storage. Situated in a sought-after area, this property enjoys the convenience of being within walking distance to Knowle Village, offering a range of local amenities, shops, and eateries. Families will also appreciate the proximity to Arden Academy, a highly-regarded school that is within catchment of this property, ensuring that education is easily accessible for children. In summary, this extended four-bedroom semi-detached house offers a wonderful blend of modern living spaces, convenient amenities, and a desirable location, making it an ideal choice for those seeking a comfortable and contemporary family home. With its spacious layout and stylish features, this property is sure to exceed your expectations and provide a lifestyle of comfort and convenience.





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



- Beautifully Presented And Extended Four Bedroom Semi-Detached House
- Large Open Plan Kitchen / Dining And Family Room
- Two Reception Rooms Including Study And Sitting Room
- Large South Facing Garden With Garden Room / Office / Gym
- Principal Bedroom With En-Suite Shower Room
- Easy Walking Distance To Knowle Village And All Local Schools
- Remaining Bedrooms Serviced Via Modern Family Bathroom
- Arden Academy Catchment Area

PORCH

HALL

SITTING ROOM

11' 1" x 9' 6" (3.38m x 2.90m)

STUDY

8' 6" x 7' 2" (2.58m x 2.18m)

OPEN PLAN KITCHEN/DINING/FAMILY AREA

28' 0" x 19' 10" (8.54m x 6.04m)

UTILITY

7' 5" x 5' 11" (2.26m x 1.80m)

GUEST WC

FIRST FLOOR

PRINCIPAL BEDROOM

10' 10" x 10' 4" (3.30m x 3.15m)

ENSUITE

8' 6" x 6' 11" (2.60m x 2.10m)

BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.90m)

**BEDROOM THREE**

10' 4" x 9' 3" (3.14m x 2.83m)

BEDROOM FOUR

10' 4" x 6' 7" (3.15m x 2.00m)

FAMILY BATHROOM

7' 0" x 6' 7" (2.13m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 134 sq.m. = 1442 sq.ft. approx.

OUTSIDE THE PROPERTY**SOUTH FACING GARDEN****GARDEN ROOM/OFFICE**

17' 1" x 7' 11" (5.20m x 2.42m)

ITEMS INCLUDED IN THE SALE

Belling cooker, Bosch dishwasher, extractor, all carpets and light fittings, fitted wardrobes in bedroom one, garden shed and outdoor office.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Loft - Boarded with ladder and lighting. Broadband - Virgin Media.

MONEY LAUNDERING REGULATIONS

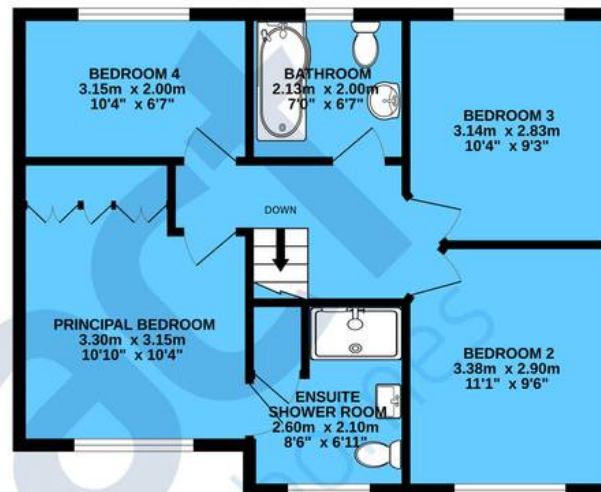
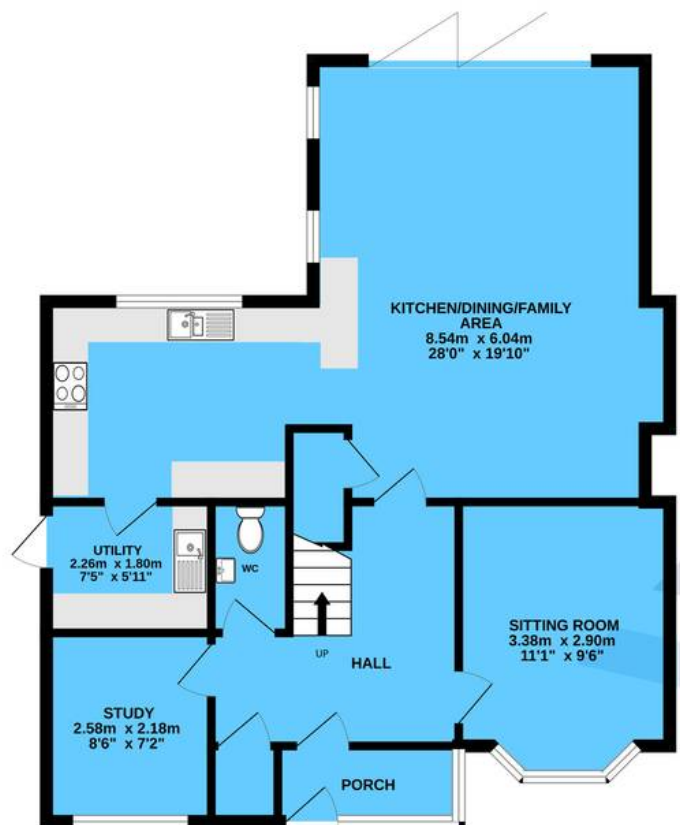
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

OUTBUILDING



TOTAL FLOOR AREA : 134.0 sq.m. (1442 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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