



Lodge Road, Knowle

Offers Over £399,950







## PROPERTY OVERVIEW

Set within walking distance to Knowle High Street and all local facilities is this completely refurbished period cottage which truly requires internal inspection to be fully appreciated. Boasting many features associated with a property of this age, including exposed timber beams throughout all rooms, this two bedroom property has been sympathetically modernised and updated to blend a contemporary finish with a character cottage. Offered to the market with the benefit of no upward chain, the property is set back behind a newly laid and large graveled driveway providing parking for several vehicles. The ground floor accommodation has been comprehensively modernised, including underfloor heating, and consists of an open plan living / dining room with French doors to the rear garden and a breakfast kitchen with a wood burning stove to the front elevation fitted with a modern range of base wall and drawer units and integrated appliances. Leading off the internal landing is a newly fitted family bathroom again with underfloor heating and stairs leading to the first floor where there are two double bedrooms.







The property boasts immense amounts of natural charm as you would expect with a property of this age, however, the modernisation includes new central heating, new electrics, underfloor heating, new kitchen and bathroom plus complete redecoration throughout to an outstanding finish. Outside the property benefits a newly laid patio area accessed via the living room and to the side of the property plus a large lawned and private South Easterly facing rear garden. Offered to the market with no upward chain, please contact Xact Homes on 01564 777284 for your private viewing.

- No Upward Chain
- Character Semi Detached Cottage
- Comprehensively Modernised & Updated Throughout
- Walking Distance To Knowle High Street
- Large Private Rear Garden
- Large Stoned Driveway Providing Parking For Several Vehicles
- Beautiful Newly Fitted Kitchen
- Underfloor Heating To Ground Floor & Bathroom







## 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

## **OPEN PLAN LIVING / DINING ROOM**

16' 7" x 13' 7" (5.05m x 4.15m)

## **BREAKFAST KITCHEN**

11' 10" x 8' 10" (3.60m x 2.70m)

## **BATHROOM**

7' 9" x 5' 5" (2.35m x 1.65m)





## **FIRST FLOOR**

### **BEDROOM ONE**

14' 9" x 8' 6" (4.50m x 2.60m)

### **BEDROOM TWO**

14' 9" x 7' 1" (4.50m x 2.17m)

## **OUTSIDE THE PROPERTY**

### **SOUTH EASTERLY FACING PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Hotpoint integrated oven, Hotpoint integrated hob, Elica extractor, Hotpoint fridge, Hotpoint freezer, dishwasher, Hotpoint washer dryer, all carpets, fitted wardrobes in both bedrooms, all light fittings and underfloor heating.

### **ADDITIONAL INFORMATION**

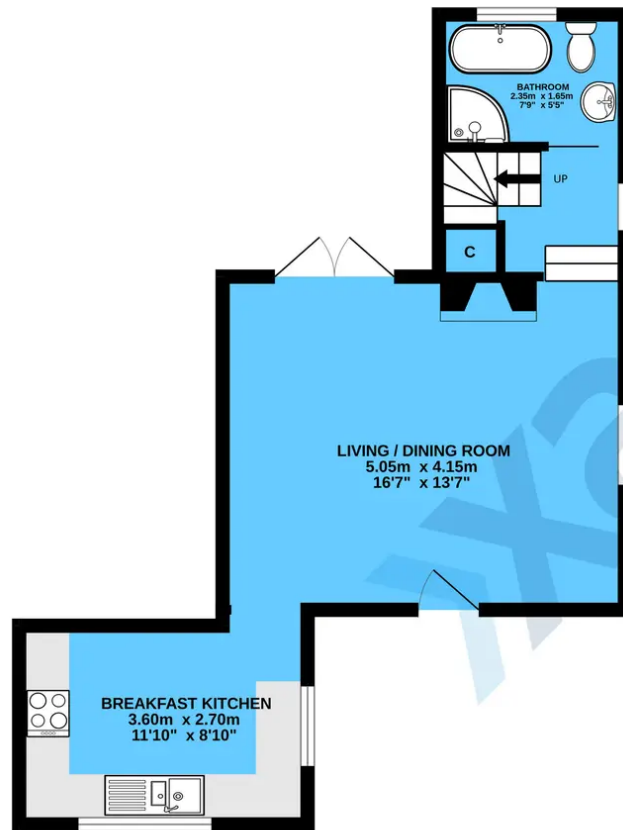
Services - electricity and mains sewers.

### **MONEY LAUNDERING REGULATIONS**

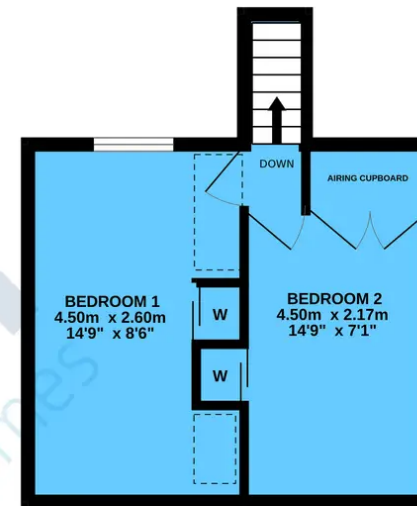
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
HOMES

