



## Bower Square, Knowle

Guide Price £475,000







## PROPERTY OVERVIEW

This stunning three bedroom three story end terrace town house is located on a quiet road of Knowle and is within easy walking distance to Knowle High Street and all local schools. The property was newly constructed in 2015 by Miller Homes and is immaculately presented throughout and benefits from an abundance of natural light. The ground floor accommodation is accessed via a welcoming entrance hallway and consists of a beautiful open plan kitchen/diner with modern worksurfaces and units with integrated appliances, ample storage and a set of French doors opening out to the rear garden. The first floor is made up of a spacious living room overlooking the rear garden; a single bedroom and a family bathroom. The second floor consists of a large principal bedroom which benefits from fitted wardrobes and a modern ensuite bathroom with walk-in shower. Outside the property enjoys a landscaped rear garden with patio seating area and allocated parking to the rear of the property. To view this excellent end terrace property call Xact Homes today on 01564 777284.







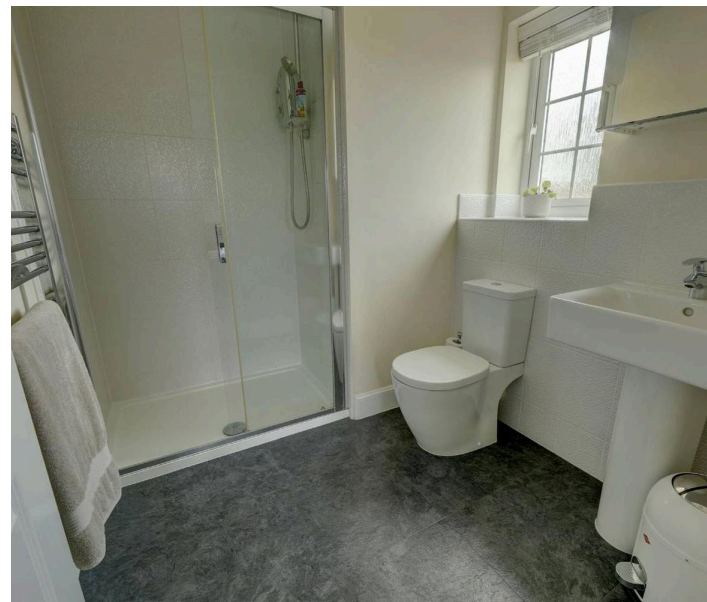
## PROPERTY LOCATION

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

- Three Bedroom Three Story End Terrace House
- Immaculately Presented Throughout
- Open Plan Kitchen / Diner
- Principal Bedroom With Ensuite
- First Floor Living Room
- Two Further Bedrooms
- Rear Parking
- Walking Distance To Knowle & All Local Schools







**HALL**

**WC**

5' 8" x 4' 2" (1.73m x 1.28m)

**KITCHEN/DINER**

22' 6" x 13' 9" (6.87m x 4.18m)

**FIRST FLOOR**

**LIVING ROOM**

13' 9" x 12' 5" (4.19m x 3.79m)

**BEDROOM THREE**

9' 6" x 6' 11" (2.89m x 2.12m)

**BATHROOM**

7' 3" x 6' 3" (2.20m x 1.90m)

**SECOND FLOOR**

**PRINCIPAL BEDROOM**

13' 9" x 11' 11" (4.18m x 3.62m)

**ENSUITE**

7' 0" x 5' 0" (2.14m x 1.52m)

**BEDROOM TWO**

13' 9" x 11' 2" (4.19m x 3.40m)

**OUTSIDE THE PROPERTY**

**PARKING**

**LANDSCAPED GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Zanussi fridge freezer, Zanussi dishwasher, Zanussi washer/dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, integrated bed in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - BT. Loft space - part boarded.

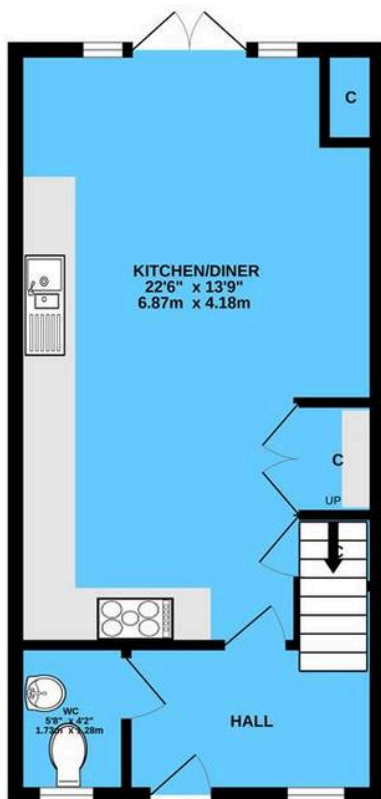
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

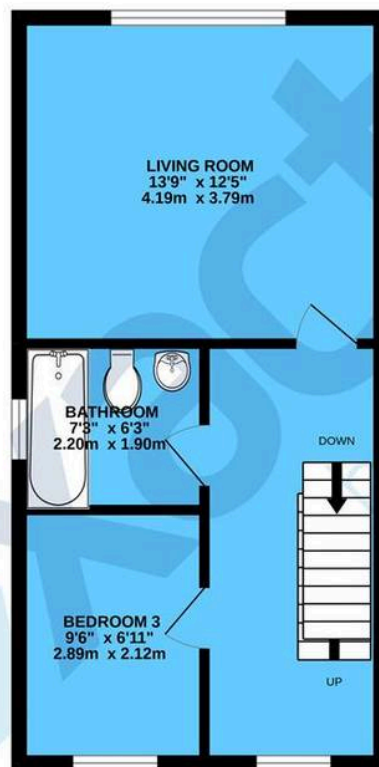




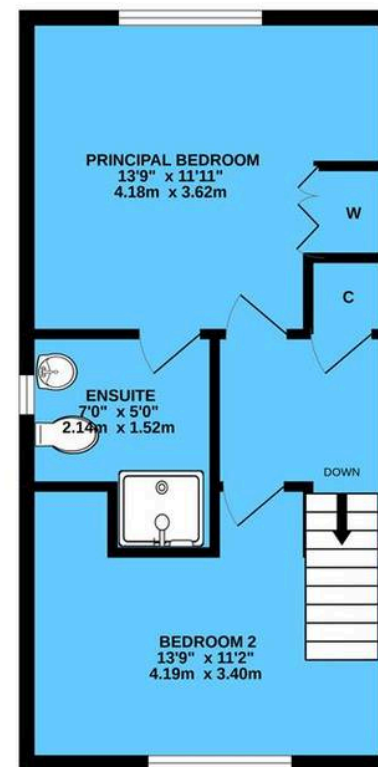
GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) 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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