



Hampton Road, Knowle

Guide Price £565,000

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HOMES



PROPERTY OVERVIEW

Set behind a large stoned driveway providing ample parking and conveniently located within walking distance to Knowle high street and all local schools is this significantly extended and immaculately presented four bedroom semi detached property. This superb family home resides within the catchment area for Arden Academy and is literally 2 minutes walk to all local amenities. The ground floor accommodation is accessed via an entrance hallway with useful cloaks cupboard and combined guest cloakroom / utility with courtesy door to the side entrance. To the front of the property is a separate living room and the property has been significantly extended to the rear to create a magnificent open plan kitchen / dining and family room with bi-fold doors to the rear garden. The kitchen is fitted with a modern range of base wall and drawer units, a range of integrated appliances and a useful breakfast bar. To the first floor are four bedrooms, three of which are doubles, with the fourth bedroom currently used as a study. All bedrooms are serviced via the updated family bathroom which benefits from floor to ceiling tiling and electric underfloor heating. Outside, the property enjoys a westerly facing landscaped and low maintenance rear garden with full width decked area, synthetic grass and a garden room. To view this superb family home please contact Xact Homes 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

- Open Plan Kitchen/Dining/Family Room
- Extended Four Bedroom Semi Detached
- Stone Driveway
- Ample Parking Space
- Guest Cloakroom/Utility
- Short Walk To Knowle High Street



ENTRANCE HALLWAY

LIVING ROOM

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

UTILITY / WC

8' 6" x 5' 11" (2.60m x 1.80m)

KITCHEN

13' 2" x 10' 5" (4.02m x 3.17m)

DINING / FAMILY AREA

15' 6" x 13' 7" (4.73m x 4.14m)

FIRST FLOOR

PRINCIPAL BEDROOM

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

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.85m)

BEDROOM THREE

11' 10" x 7' 3" (3.60m x 2.20m)

BEDROOM FOUR

7' 3" x 5' 9" (2.20m x 1.75m)

BATHROOM

7' 3" x 5' 7" (2.20m x 1.70m)

TOTAL SQUARE FOOTAGE

118.0 sq.m (1270 sq.ft) approx.

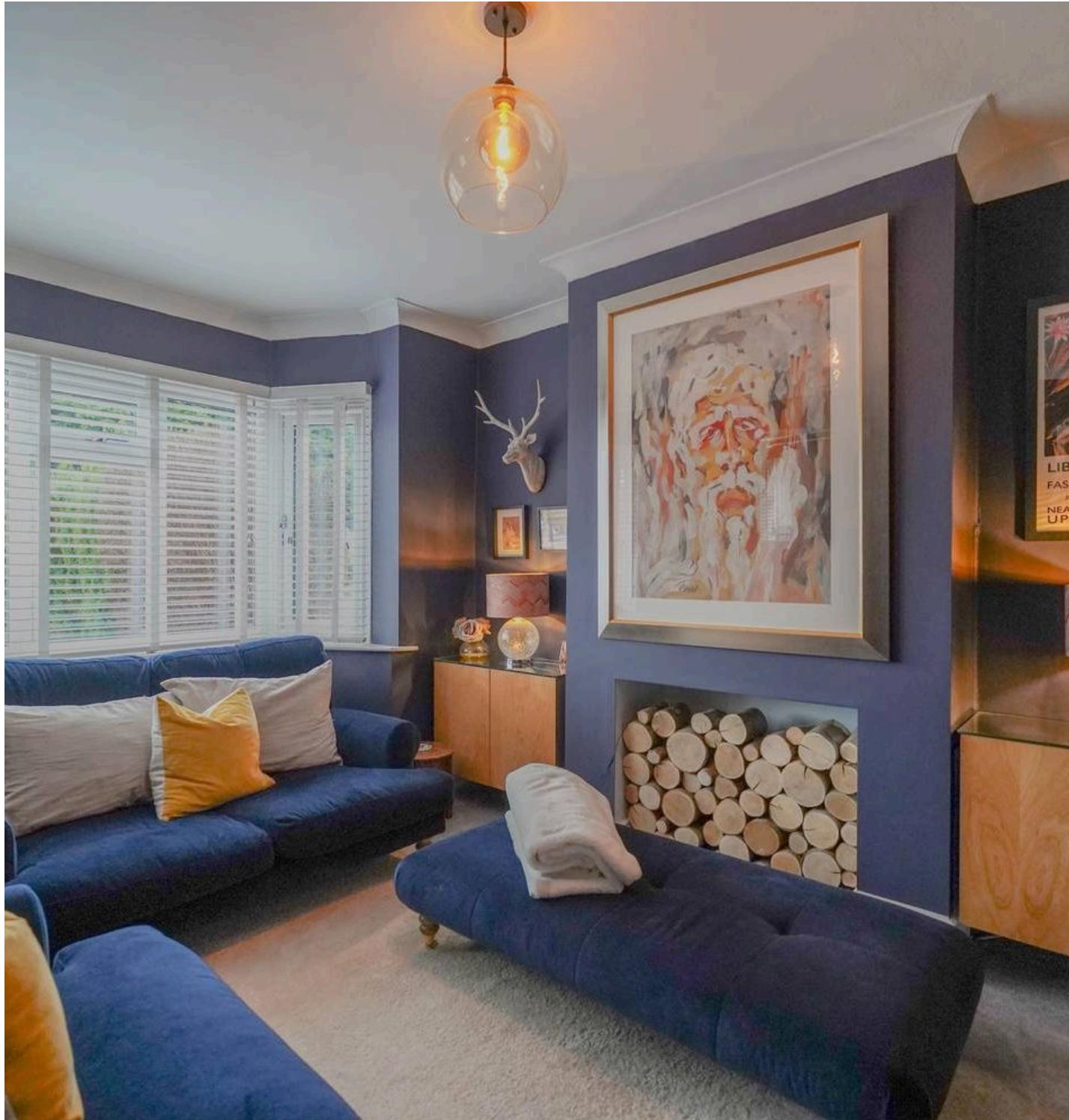
OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WESTERLY FACING LANDSCAPED GARDEN

FULL WIDTH DECKED AREA

GARDEN ROOM



ITEMS INCLUDED IN THE SALE

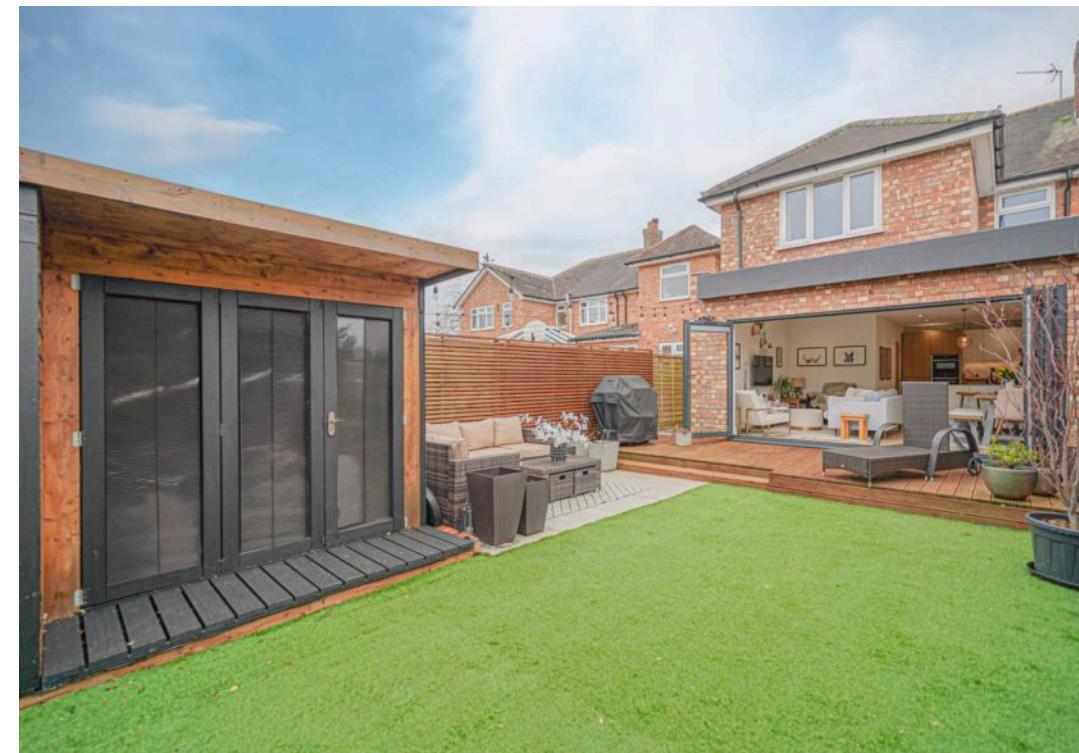
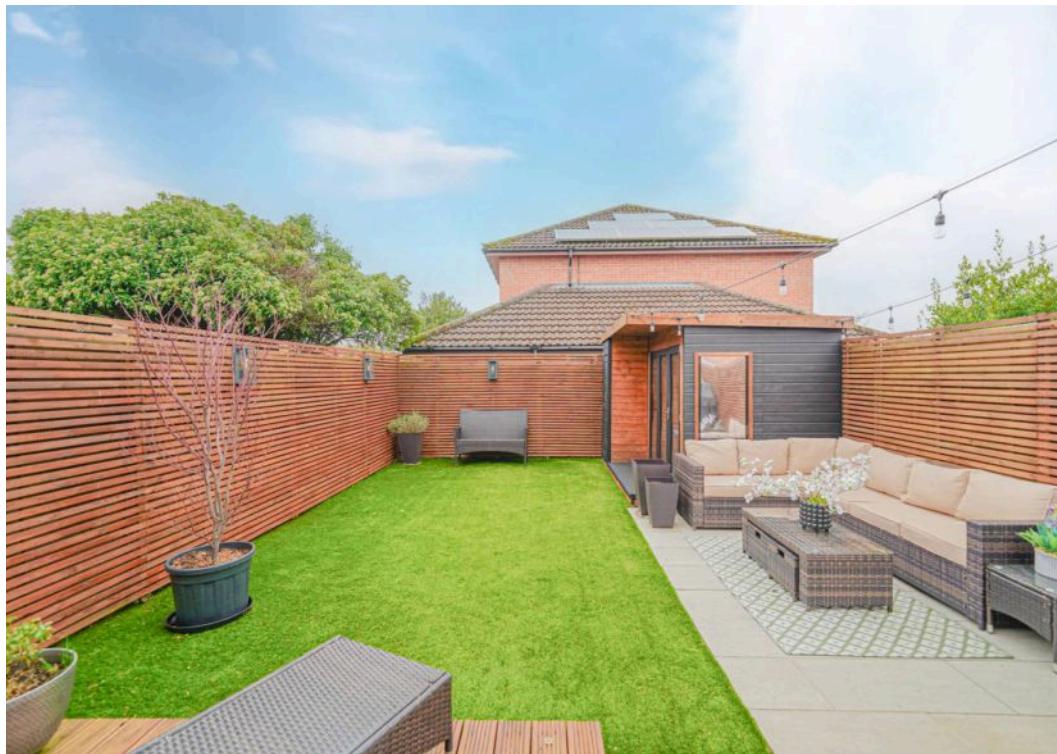
NEFF integrated oven, NEFF integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, underfloor heating in bathroom and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity. Broadband – FTTC (fibre to the cabinet). Loft – 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.





TOTAL FLOOR AREA : 118.0 sq.m. (1270 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 the plan is intended for illustrative purposes only and should not 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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Xact Homes

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