



Ivy House, Warwick Road, Knowle, Solihull, B93 0EB

HUNTERS[®]
EXCLUSIVE

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Six Bedroomed Detached | Four Reception Rooms | Three Bathrooms (Two Ensuite) | 0.3 Acre Plot | Extensive Parking | South Westerly Gardens | Alfresco Dining Patio | No Upward Chain |

'Ivy House' is a substantial six bedroomed detached house of some 3300sq ft which enjoys a 0.3 acre plot with extensive parking and turning space to the front and delightful south westerly gardens to side and rear. The six bedrooms are complemented by three bathrooms (two ensembles), three reception rooms, a study, large conservatory and breakfast kitchen with Aga.

COVERED ENTRANCE

ENCLOSED PORCH

RECEPTION HALL

CLOAKROOM

STUDY 10' 7" x 6' 6" (3.25m x 2.00m)

DRAWING ROOM 12' 1" x 22' 7" (3.70m x 6.89m)

SNUG/FAMILY ROOM 17' 5" x 11' 4" (5.32m x 3.46m)

INNER RECEPTION HALL

BREAKFAST KITCHEN 18' 0" x 17' 5" (5.51m x 5.33m)

DINING ROOM 17' 5" x 11' 2" min / 13'9" max (5.32m x 3.42m min / 4.21m max)

CONSERVATORY 26' 9" x 26' 6" (8.17m max x 8.08m max)

COVERED SIDE PASSAGEWAY

LAUNDRY UTILITY/BOILER ROOM 10' 1" x 6' 6" (3.08m x 1.99m)

FIRST FLOOR AND LANDING AREA

BEDROOM ONE (REAR) 20' 11" x 11' 8" (6.38m x 3.58m) a

LARGE WALK IN WARDROBE 8' 5" x 6' 0" (2.59m x 1.85m)

ENSUITE BATHROOM

BEDROOM TWO (REAR) 11' 3" x 9' 11" (3.43m x 3.04m)

WALK IN WARDROBE 7' 0" x 4' 6" (2.14m x 1.39m)

EN SUITE BATHROOM BEDROOM THREE 14' 3" x 10' 10" (4.35m x 3.32m)

BEDROOM FOUR 11' 1" x 10' 9" (3.39m x 3.28m)

BEDROOM FIVE 11' 1" x 10' 7" (3.40m x 3.23m)

BEDROOM SIX 8' 1" x 10' 1" (2.47m x 3.09m)

FAMILY BATH AND SHOWER ROOM



Tenure The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

EPC Rating E 39

Services The property is connected to mains electricity and water. The central heating system is fuelled by oil and drainage is to the recently installed Klargester BioFicient 3.

Conveyancing Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

Funding Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.

Viewing Knowle Office – Tel: 01564 770707

Agents Opinion These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

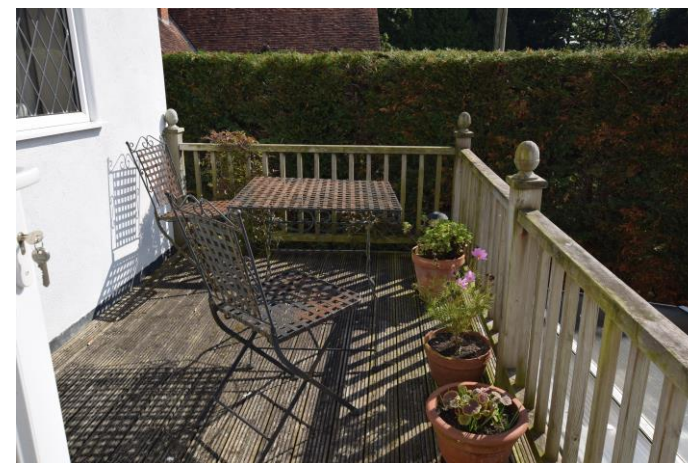
USEFUL WEBSITES YOU SHOULD CHECK

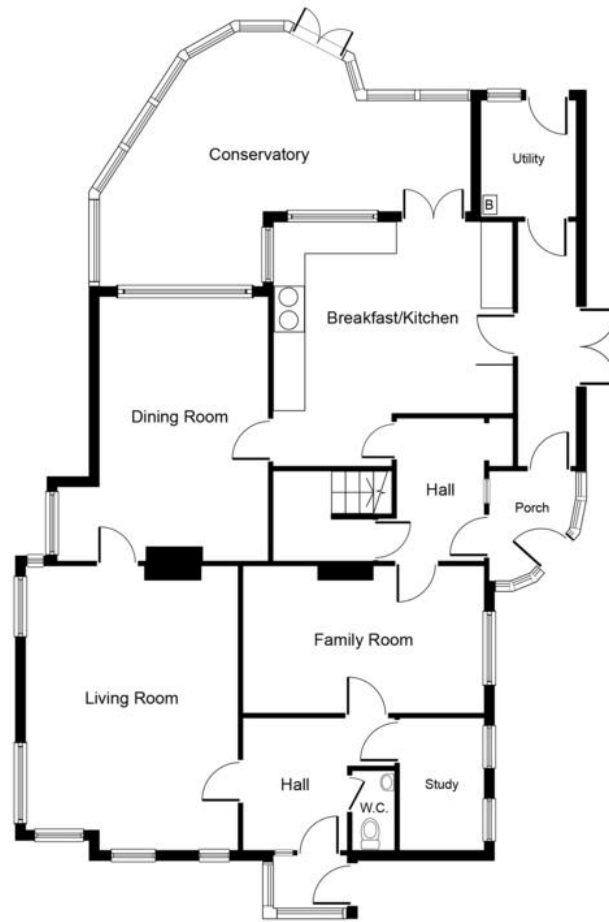
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LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.