



18 WILSONS ROAD, KNOWLE, B93 0HZ
ASKING PRICE OF £259,950



»X No Upward Chain

»X Two Bedroom Mid Terrace

»X Character Property

»X Walking Distance To Knowle Village

»X Close To Local Schools

»X South Facing Rear Garden

»X Living/Dining Room

»X Re-fitted Family Bathroom

»X Conservatory

PROPERTY OVERVIEW

This completely refurbished and beautifully presented two bedroom mid terraced, character property is located within the heart of Knowle village and within easy walking distance to all local amenities and schools. The property enjoys a large landscaped and private rear garden and also benefits from being offered to the market with no upward chain. Briefly the property affords: - living / dining room, kitchen, conservatory, two bedrooms and refitted bathroom. Outside the property has a large landscaped rear garden with patio area providing ample room for table and chairs.

PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX

Band C

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

Sky

LOFT SPACE

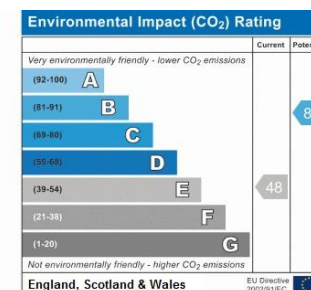
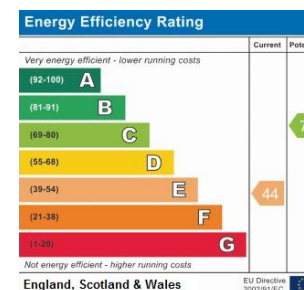
With lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Carpets, light fittings, integrated oven, integrated hob and extractor.



LIVING ROOM / DINING ROOM

18' 2" x 12' (max) (5.54m x 3.66m)

KITCHEN (L SHAPED)

11' 1" x 8' 5" (3.38m x 2.57m)

CONSERVATORY

8' 9" x 6' 8" (2.67m x 2.03m)

FIRST FLOOR

BEDROOM ONE

12' x 7' 10" (3.65m x 2.39m)

BEDROOM TWO

9' 11" x 8' 11" (3.02m x 2.72m)

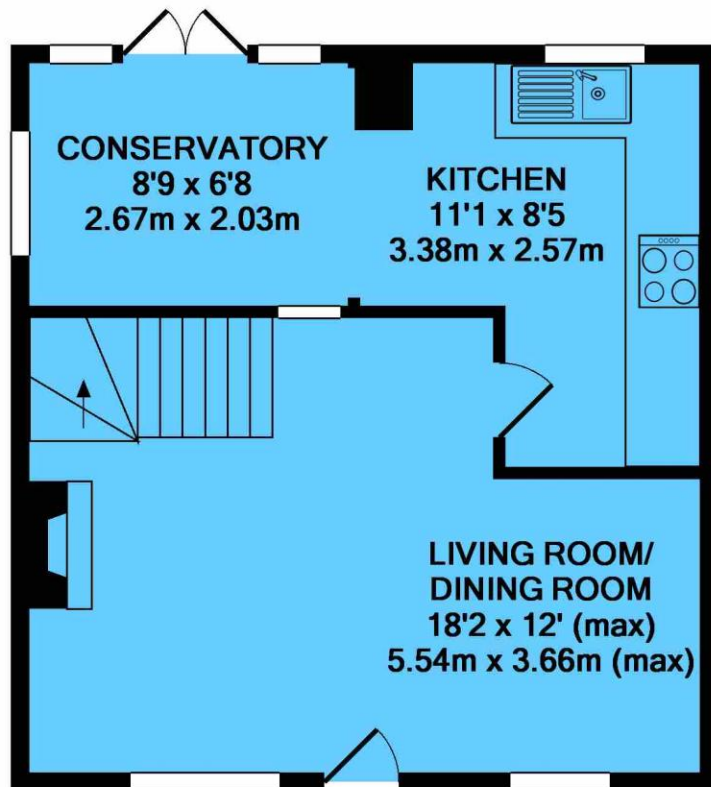
BATHROOM

8' 3" x 6' 0" (2.52m x 1.83m)

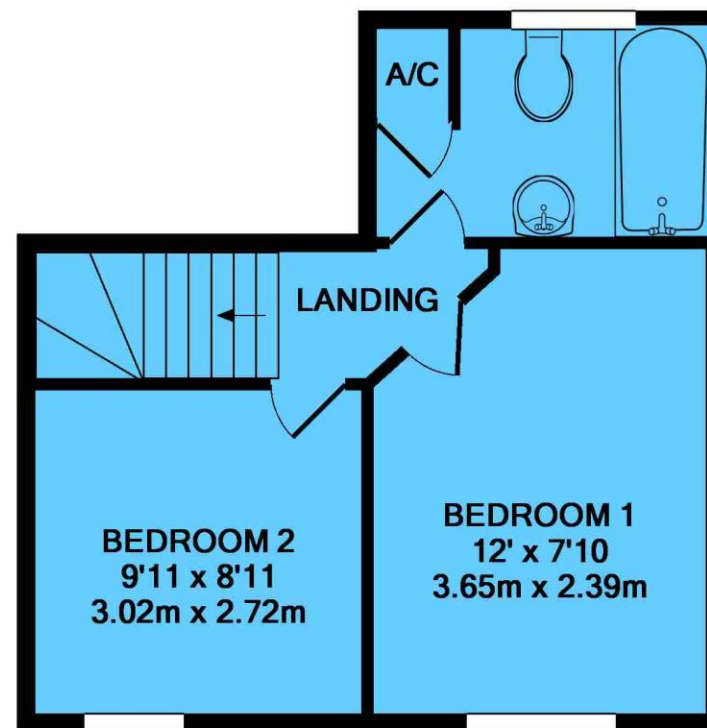
SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST 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. 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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