



10 COOK CLOSE, KNOWLE, B93 0JR
ASKING PRICE OF £339,950



- XX Prime Location Of Knowle
- XX Set In A Quiet Cul-De-Sac
- XX Mid Terrace

- XX Two Double Bedrooms
- XX View To Open Fields
- XX Breakfast Kitchen

- XX Living Room
- XX Separate Garage
- XX Allocated Parking

PROPERTY OVERVIEW

Located within a highly sought after cul-de-sac of Knowle and within walking distance to all village amenities, this is a rare opportunity to purchase a well presented two double bedroom terrace property with allocated parking and garage. The property affords two double bedrooms and bathroom to the first floor. Downstairs the property benefits from a modern breakfast kitchen with ample room for table and chairs and living room with French doors opening onto the south easterly facing and private rear garden with views to open fields.

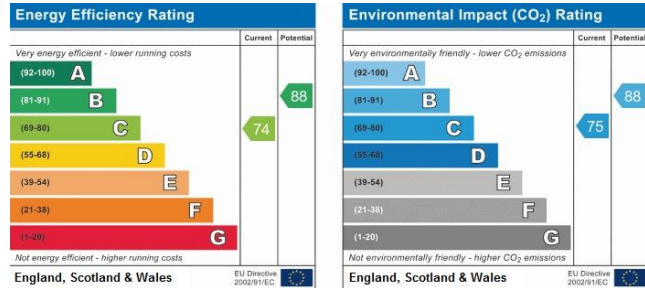
PROPERTY LOCATION

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 D
TENURE	Freehold
SERVICES	Mains gas, electricity and water
GARDEN	South easterly facing

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor and blinds



FIRST FLOOR

HALL

LIVING ROOM

15' 7" x 10' 9" (4.76m x 3.28m)

BREAKFAST KITCHEN

13' 2" x 8' 4" (4.02m x 2.53m)

GUEST WC

BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.32m)

BEDROOM TWO

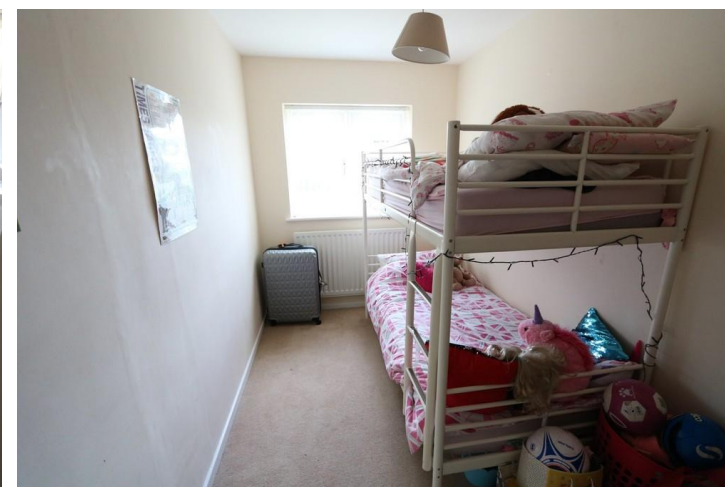
13' 1" x 6' 6" (3.99m x 1.97m)

BATHROOM

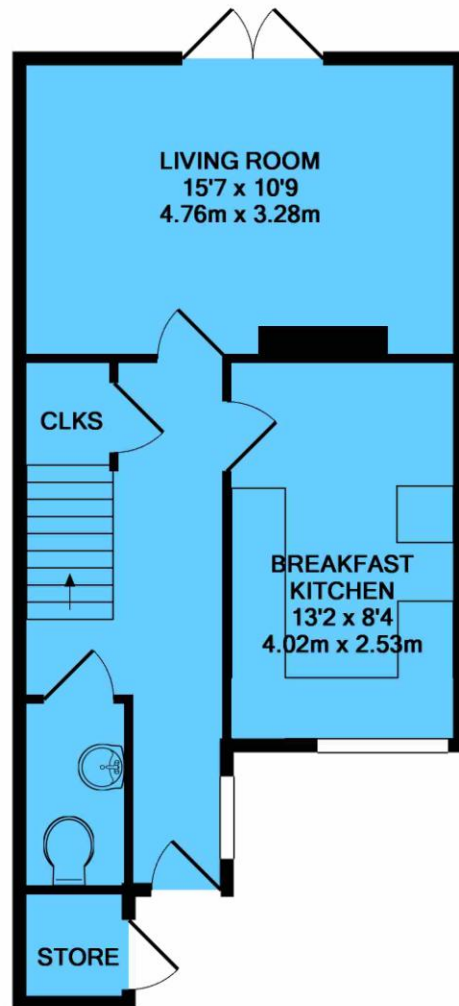
GARAGE

15' 10" x 7' 10" (4.84m x 2.39m)

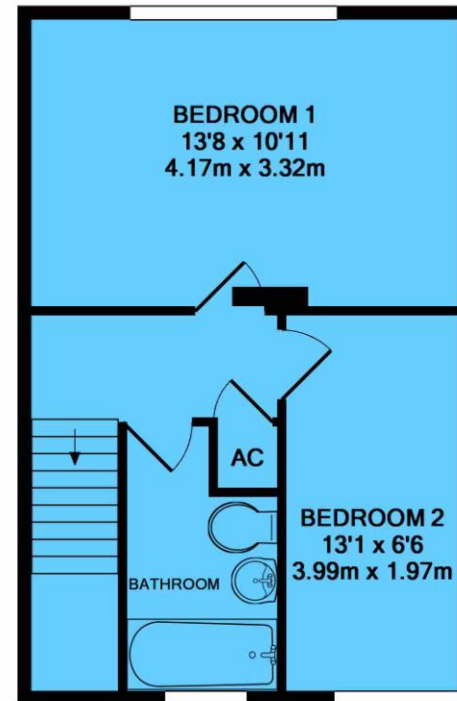
SOUTH EASTERLY FACING GARDEN







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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