



30 BROWNS LANE, KNOWLE, B93 9BE
ASKING PRICE OF £424,950



»X Beautifully Presented
 »X Semi Detached Property
 »X Three Bedrooms

»X Open Plan Kitchen/Dining
 »X Conservatory
 »X Family Bathroom

»X Rear Garden
 »X Garage To Rear
 »X Arden Academy Catchment

PROPERTY OVERVIEW

This beautifully presented three bedroom semi detached property resides within walking distance to all local amenities and schools and benefits from a detached garage and parking located to the rear of the property. Set behind a block paved driveway the property is immaculate throughout and briefly affords:- entrance hallway, living room, guest cloakroom, open plan kitchen / dining and family room, conservatory, three bedrooms and family bathroom. Outside the property benefits from an easterly facing rear garden which is mainly laid with lawn.

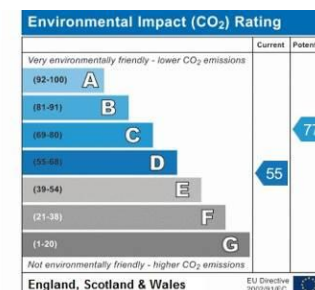
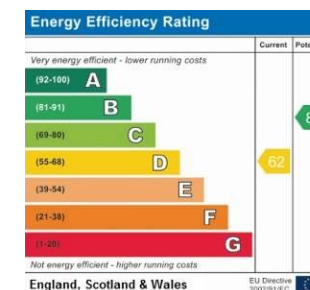
PROPERTY LOCATION

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	Boarded, ladder and lighting
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, integrated hob, extractor and dishwasher



HALLWAY

15' 8" x 6' 0" (4.77m x 1.82m)

LIVING ROOM

13' 2" into bay x 10' 4" (4.01m into bay x 3.15m)

DINING / FAMILY ROOM

16' 11" x 9' 6" (5.15m x 2.90m)

CONSERVATORY

12' 5" x 10' 2" (3.78m x 3.10m)

KITCHEN

13' 0" x 4' 7" (3.97m x 1.39m)

LAUNDRY

GUEST CLOAKROOM

ON THE FIRST FLOOR

BEDROOM ONE

13' 7" into bay x 10' 4" (4.15m into bay x 3.16m)

BEDROOM TWO

11' 0" x 10' 5" (3.35m x 3.17m)

BEDROOM THREE

7' 4" x 6' 0" (2.23m x 1.83m)

BATHROOM

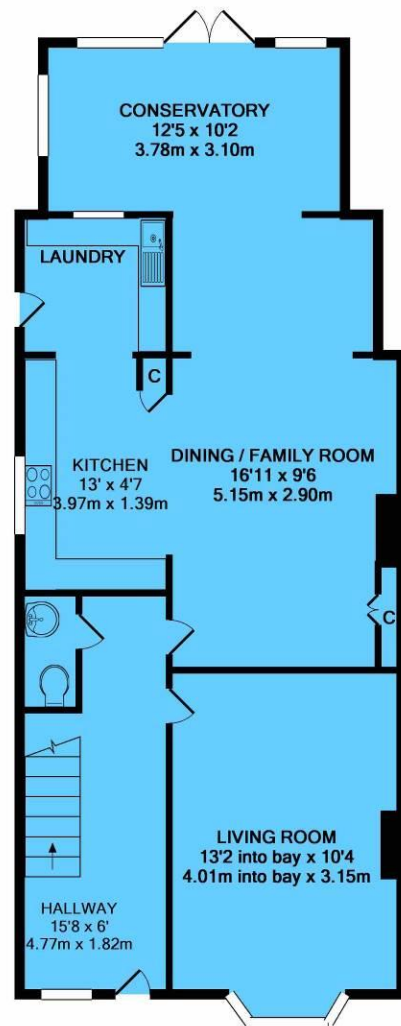
7' 5" x 6' 0" (2.25m x 1.82m)

REAR GARDEN

GARAGE TO REAR







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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