



Kenilworth Road | Knowle

WELCOME



Summary

A beautifully presented and extended 2 bedroom cottage within a few minutes walk of Knowle High Street. Grade 2 listed and offering an abundance of stunning period features; exposed beams, log burner, recently fitted kitchen with integral appliances, first floor bathroom and south facing garden. Must be viewed to appreciate the charm and style this home offers.

Key Features

- Beautifully presented 2 bedroom Grade 2 cottage
- Within few minutes walk of Knowle High Street
- Spacious living room with feature log burner
- Refitted kitchen with integral appliances and gorgeous view
- Large secluded south facing garden and patio
- 2 character bedrooms, master with vaulted ceiling
- Family bathroom with bath and shower over
- Long front garden with off-road parking
- Fantastic school catchment
- A stunning, character property in highly-desirable location



Property In Brief

This is a charming property full of character and quirkiness. Having been fully refurbished, extended and located within a short walk to the village centre where you will find an eclectic mix of shops, restaurants, bars and all the services you will ever need.

Set back from the road, the approach to the property offers off-road parking near the road-side with a long front garden leading you to the porch. Once inside you are greeted by this wonderful character living room having exposed beams, open staircase, feature fireplace with log burner-conjuring up images of cosy nights indoors snuggled up on the sofa with your loved one. The kitchen is super-stylish and in-keeping with the character, being fully fitted with integral appliances and a relaxing view out to the south facing garden.

Moving upstairs from the living room to a welcoming corridor landing affording access to the bedrooms and bathroom. The Master bedroom is located in the new extended part having vault-style ceilings and enjoying the garden view. The bathroom has the benefit of bath with shower over plus lots of little nooks and crannies to park your towels.

The garden is beautifully landscaped, fully enclosed and south facing having a patio area to sit back and enjoy a summer barbecue.



THE TOUR

Living Room

Welcome inside the property. You enter the property through the front door into the vestibule having solid period door feature latches and windows to side. Moving through to the living room which delivers an abundance of period features having exposed beams and feature Inglenook brick fireplace with that all-important dual-fuel log burner. The living room has the benefit of a large walk-in storage area currently used as an additional wardrobe with plenty of hanging space. There is a window between the living room and kitchen delivering further natural light from the south facing garden. Additionally, super-cute bay window to the front elevation with open-plan staircase with further storage underneath. The independent heating control is located here too for the ground floor.



Kitchen

The kitchen has been recently refitted in this extension offering cream country-style wall and base units with contrasting oak-effect surface, nickel edged Victorian styled splash-back tiles and period handles. A porcelain 'Blanco' sink with period mixer tap looks out to the rear south facing garden. Integrated appliances include Zanussi dishwasher, 'Beko' washer/dryer, New world freezer, Stoves double oven and grill and Hotpoint electric 4 ring hob with extractor hood over.

Having tiled floor, covered radiator and rear door leading out to patio area.









Landing

A neutrally presented landing with space for free-standing storage unit. Exposed beams, central heating radiator with 1st floor heating control, beige carpets and access to loft space.



Bedroom Two

Located at the front of the property with a cottage style square window over-looking the front gardens. Neutral décor with contrasting brown carpet, space for bed and wardrobe, central heating radiator and central ceiling light.



LIPSTAIRS LIVING

Master Bedroom

A fantastic place to start your day with those gorgeous views over the garden and looking out to the countryside. Having period internal wood door with door catch, exposed beams, and vaulted-style ceiling. Plenty of space for your bed and chest-of-draws. A beautiful, neutral, fresh bedroom space.



BATHROOM

Bathroom

The bathroom is full of charm with everything perfectly organised to maximise the space. The chimney breast running through this room adds character and affords nooks and crannies to side for storage. Earthy, neutral wall tiling, wood vanity unit with oval wash-basin over and mixer tap. The bath offers shower over with folding glass shower screen. A bathroom that delivers style and love.





OUTSIDE SPACE

The Gardens

This property is not short of garden space. The front garden is long enabling this home to be nicely set back from the road side. Additionally, off-road parking to the front edge.

The rear garden offers that all-important south facing aspect perfect to enjoy the English summertime whilst sat on the patio with the barbecue sizzling away. Step up to the rear garden is lovingly landscaped with a supply of plants and shrubs.



TECHNICAL

We are advised this property is freehold, please seek confirmation from your legal representative. The property offers gas central heating.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

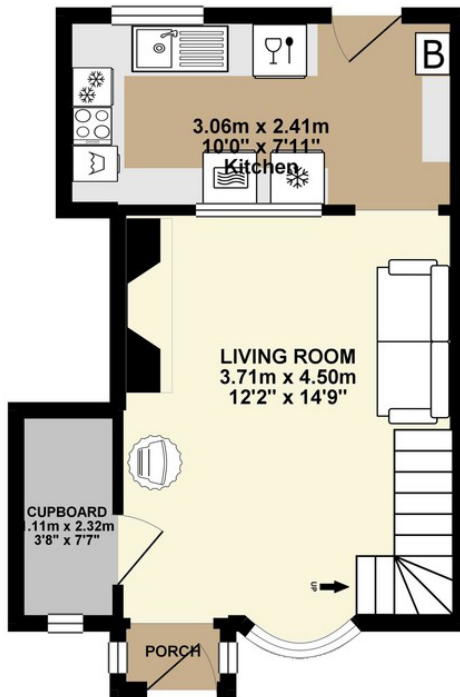
Our room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

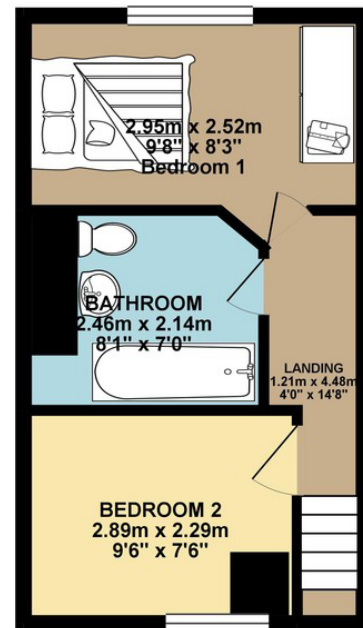
All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers to be a true and accurate description. We are advised the council tax is band C and payable to Solihull MBC.

FLOOR PLANS

GROUND FLOOR 29.41 sq. m.
(316.58 sq. ft.)



1ST FLOOR 24.48 sq. m.
(263.47 sq. ft.)



TOTAL FLOOR AREA : 53.89 sq. m. (580.05 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 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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Kenilworth Road





ginger
Estate Agents

01676 533 585