



5 PACKWOOD MEWS, KNOWLE, B93 0NY
ASKING PRICE OF £725,000



»X Detached Property

»X Private Gated Development

»X Balance Of 10 Year New Build Guarantee

»X Four Bedrooms

»X Walking Distance To Knowle Village

»X Open Plan Breakfast Kitchen/Dining/Living Room

»X Individually Designed

»X Originally Built in 2016

»X Porcelanosa Tiles Throughout

PROPERTY OVERVIEW

5 Packwood Mews is a four double bedroom detached property set within an exclusive and private gated development a short walk away from Knowle High Street. The property was originally constructed in 2016 and has been individually designed to provide superb open plan living space built to the highest specification throughout including underfloor heating to the ground floor. Accessed via electronically operated gates and set behind a private tarmacadam driveway the property briefly affords:- entrance hallway, family room, large open plan breakfast kitchen / living room / dining room with bi-fold doors leading to the garden, guest cloakroom, to the first floor are three double bedrooms (master ensuite), and to the second floor is a further double bedroom with ensuite. Outside the property benefits from a side 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 F

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Sky - Fibre Optic

LOFT SPACE

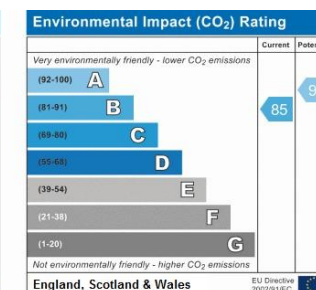
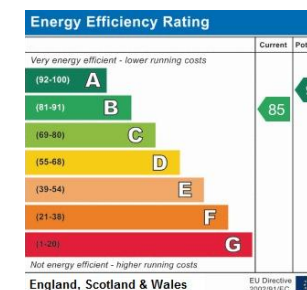
Boarded

GARDEN

South easterly facing

ITEMS INCLUDED IN THE SALE

Bosch oven, hob, extractor, dishwasher and microwave, fridge, freezer, wine cooler, washing machine, tumble dryer, carpets and curtains/blinds



FIRST FLOOR

BEDROOM ONE

12' 8" x 10' 2" (3.85m x 3.10m)

EN-SUITE

6' 10" x 4' 3" (2.10m x 1.30m)

BEDROOM THREE

13' 7" x 8' 10" (4.15m x 2.70m)

BEDROOM FOUR

11' 4" x 9' 4" (3.45m x 2.85m)

BATHROOM

8' 10" x 6' 5" (2.70m x 1.95m)

WALK IN WARDROBE

SECOND FLOOR

BEDROOM TWO

15' 3" x 14' 3" (4.65m x 4.35m)

EN-SUITE

7' 7" x 6' 5" (2.30m x 1.95m)

OUTSIDE THE PROPERTY

SOUTH EASTERLY FACING GARDEN

HALLWAY

OPEN PLAN KITCHEN / DINING / LIVING ROOM

LIVING ROOM

15' 3" x 9' 6" (4.65m x 2.90m)

KITCHEN

19' 0" x 11' 4" (5.80m x 3.45m)

DINING AREA

10' 4" x 8' 6" (3.15m x 2.60m)

FAMILY ROOM

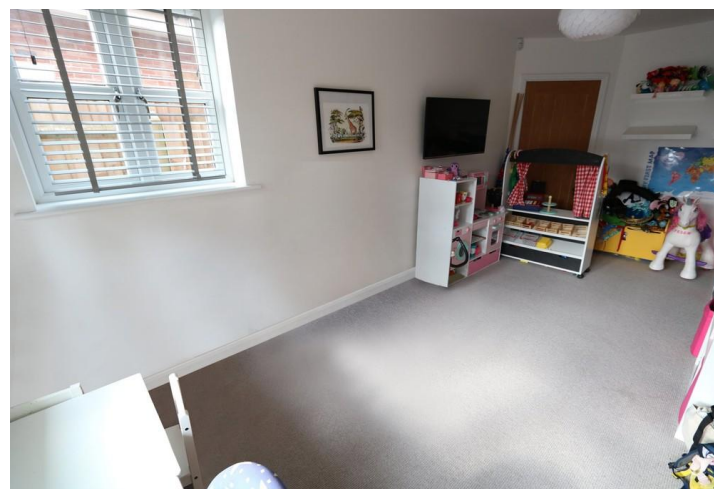
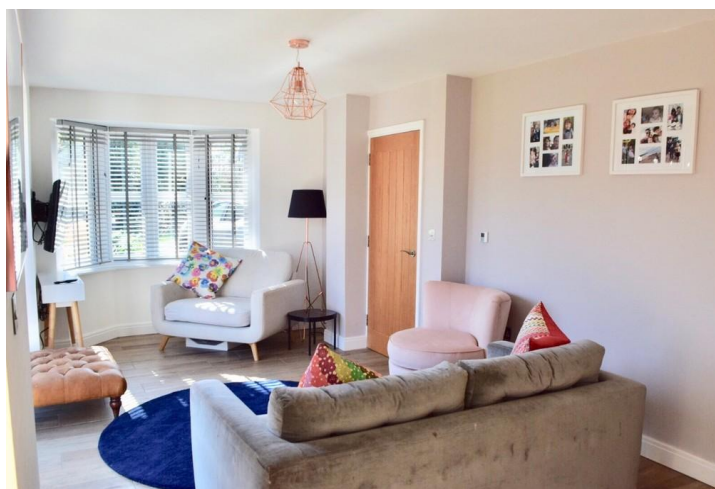
17' 5" x 8' 2" (5.30m x 2.50m)

UTILITY

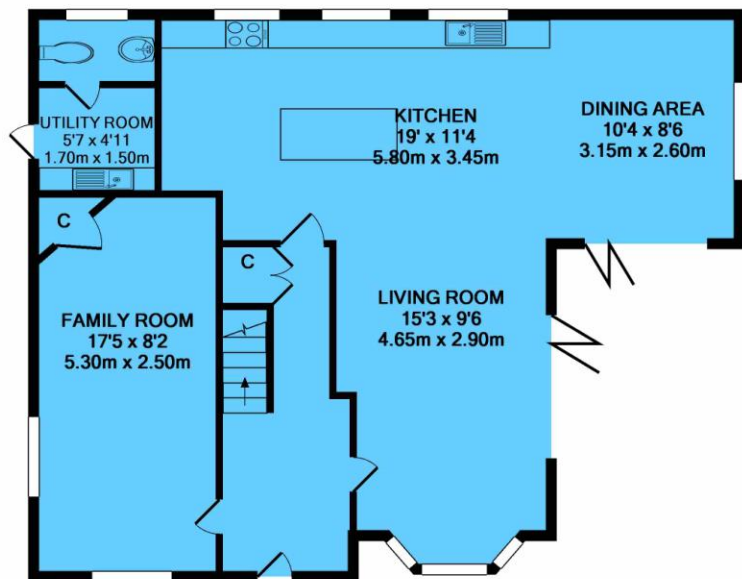
5' 7" x 4' 11" (1.70m x 1.50m)

WC

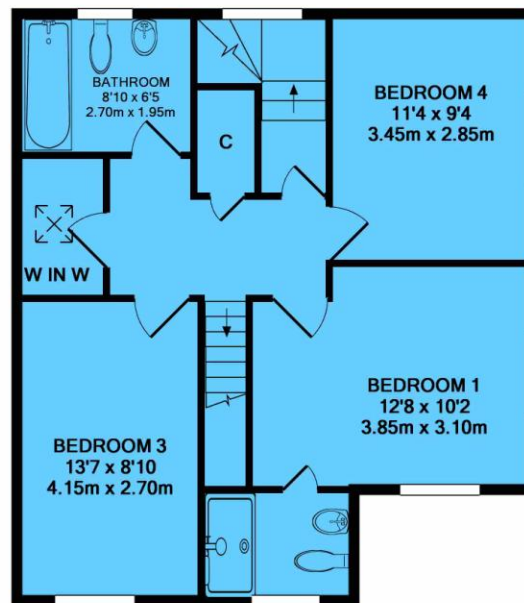
5' 6" x 2' 11" (1.70m x 0.90m)



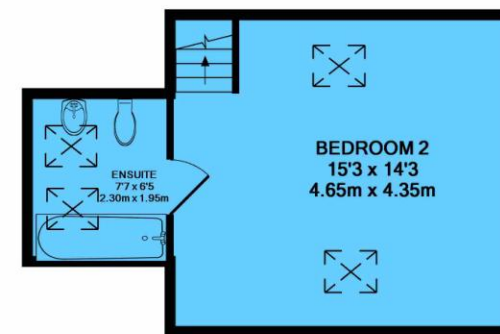




GROUND FLOOR



1ST FLOOR



2ND 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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