



97 ULLENHALL ROAD, KNOWLE, B93 9JH
ASKING PRICE OF £389,950



>> Extended Semi Detached
 >> Three Bedroom
 >> Located In Quiet Cul-De-Sac

>> Open Plan & Extended Kitchen Diner
 >> Scope For Further Extension
 >> Arden Academy Catchment

>> South Facing Rear Garden
 >> Garage
 >> EPC Rating D

PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle, this three bedroom extended semi detached property is well presented throughout and benefits from an open plan kitchen / diner and resides within the catchment area for Arden Academy. The property offers further scope for extension (subject to the necessary planning permissions) and briefly affords: - tarmac driveway for two vehicles, reception hall, living room, extended and open plan kitchen diner with high gloss kitchen and breakfast bar, three bedrooms, family bathroom and garage. Outside the property benefits from a south facing rear garden which is mainly laid with lawn and also has ample room for table and chairs.

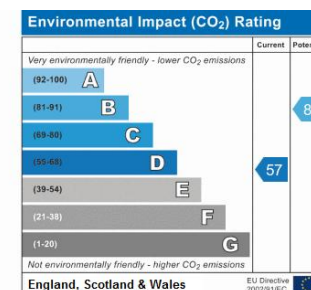
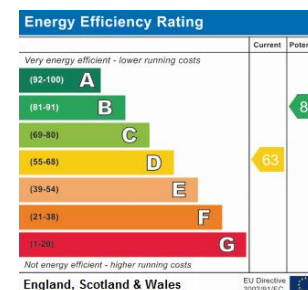
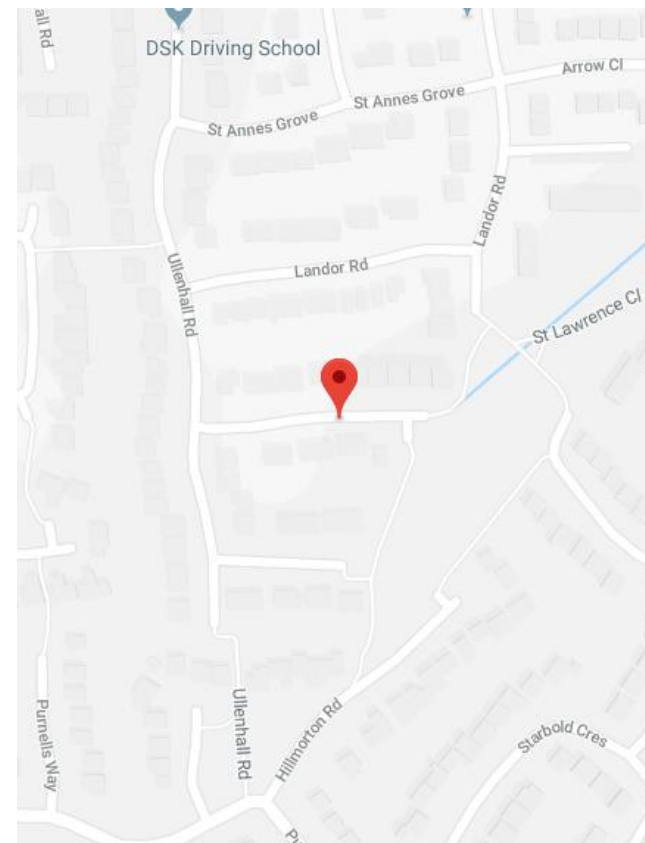
PROPERTY LOCATION

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 D
TENURE Freehold
SERVICES Mains gas, mains electricity
BROADBAND Virgin Media - Fibre Optic

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, carpets, lights



FIRST FLOOR

BEDROOM ONE

13' 1" x 8' 4" (4.00m x 2.55m)

BEDROOM TWO

11' x 8' 4" (3.35m x 2.55m)

BEDROOM THREE

10' 0" x 6' 5" (3.05m x 1.95m)

BATHROOM

7' 5" x 6' 5" (2.25m x 1.95m)

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 8' 8" (5.40m x 2.65m)

REAR GARDEN

South facing

PORCH

HALLWAY

LIVING ROOM

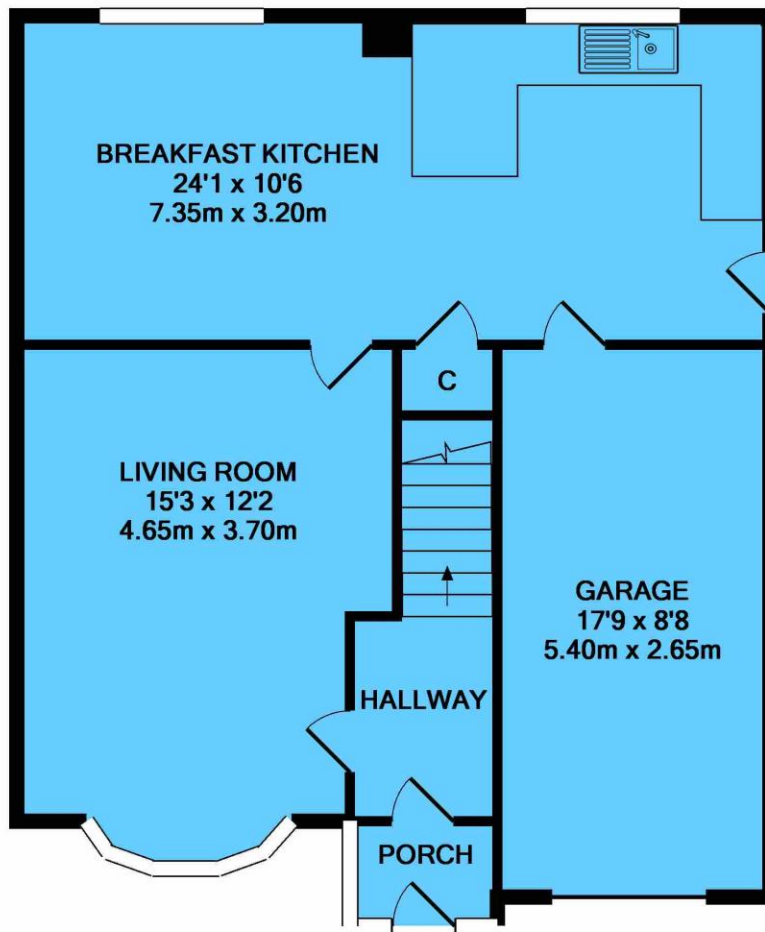
15' 3" x 12' 2" (4.65m x 3.70m)

BREAKFAST KITCHEN

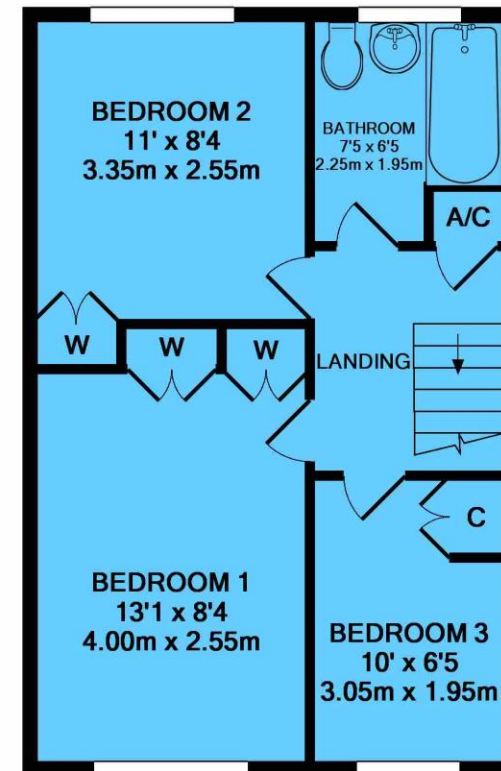
24' 1" x 10' 6" (7.35m x 3.20m)







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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