



25 ST. ANNES GROVE, KNOWLE, B93 9JB
ASKING PRICE OF £389,950



- »X Semi-Detached House
- »X Three Bedrooms
- »X Three Reception Rooms

- »X Living Room/Study/Conservatory
- »X Located in a quiet Cul-De-Sac
- »X Modern Kitchen

- »X Scope For Further Extension
- »X Arden Academy Catchment
- »X South Facing Rear Garden

PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle, this three bedroom semi detached property is well presented throughout and benefits from a study and downstairs guest cloakroom which was undertaken as part of a garage conversion. Located within the catchment area for Arden Academy and also benefitting from a south facing rear garden the property offers further scope for extension (subject to the necessary planning permissions) and briefly affords:- tarmacadam driveway for two vehicles, reception hall, living room, kitchen, study, conservatory, three bedrooms and family bathroom. 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.

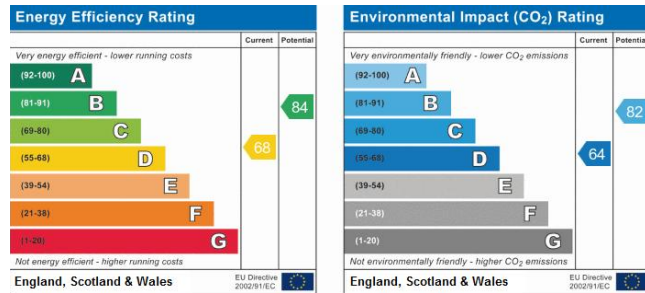
PROPERTY LOCATION

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 - Fibre Optic
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, carpets, curtains, lights



FIRST FLOOR

PORCH

HALLWAY

STUDY

8' 10" x 7' 5" (2.70m x 2.25m)

KITCHEN

12' x 6' 9" (3.65m x 2.05m)

LIVING ROOM

18' 3" x 10' 8" (5.55m x 3.25m)

CONSERVATORY

15' 3" x 7' 5" (4.65m x 2.25m)

GUEST CLOAKROOM

BEDROOM ONE

14' 1" x 8' 8" (4.30m x 2.65m)

BEDROOM TWO

10' 8" x 9' 2" (3.25m x 2.80m)

BEDROOM THREE

8' 10" x 8' 8" (2.70m x 2.65m)

BATHROOM

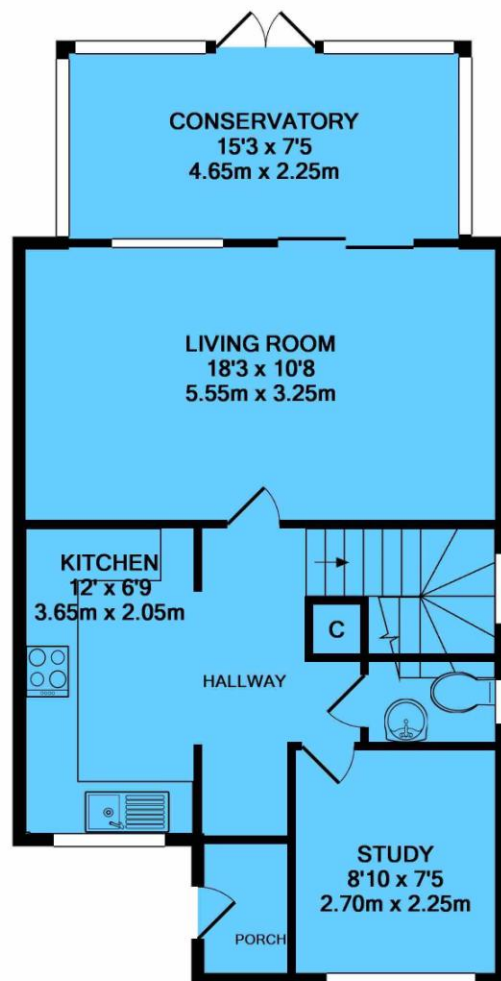
OUTSIDE THE PROPERTY

DRIVEWAY

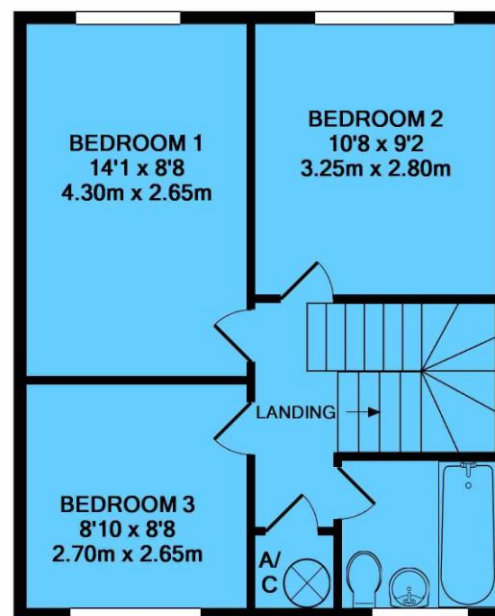
REAR GARDEN







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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