



1 HERTFORD WAY, KNOWLE B93 0PD
ASKING PRICE OF £549,950



- >>X Located Within Easy Walking Distance To Dorridge
 >>X Four Bedroom Detached
 >>X With Beautiful Landscaped Rear Garden
- >>X Significantly Updated & Improved
 >>X Stunning Kitchen
 >>X Master Bedroom With Ensuite
- >>X Garage
 >>X Arden Academy Catchment Area
 >>X EPC Rating D

PROPERTY OVERVIEW

This four bedroom detached property is conveniently located for Dorridge Station and local amenities including all local schools. The present owners have updated the property to include a beautiful high gloss kitchen with silestone worksurface, new ensuite and family bathroom and a beautifully landscaped south facing rear garden. Set back behind a tarmacadam driveway and lawned foregarden the property briefly affords:- entrance hallway, guest cloakroom, living room, dining room, new kitchen, four bedrooms (master with new ensuite), family bathroom and garage. Outside the property benefits from a south facing and private rear garden which has been beautifully landscaped with extensive patio areas and formal borders.

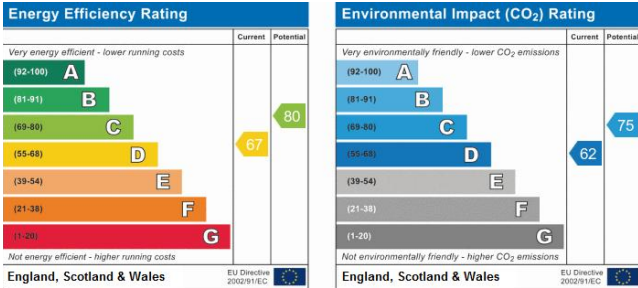
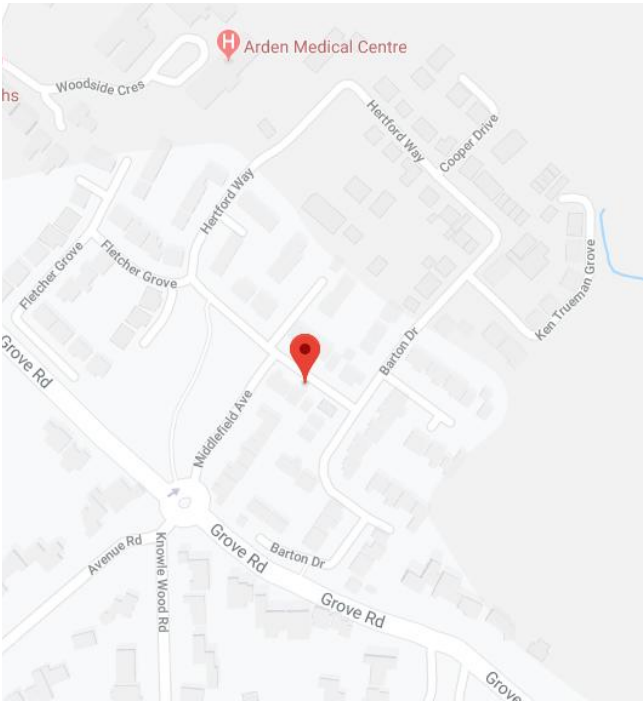
PROPERTY LOCATION

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).

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|-------------|--|
| COUNCIL TAX | Band F |
| TENURE | Freehold |
| SERVICES | Water meter, mains gas and mains electricity |
| BROADBAND | Virgin - Fibre Optic |
| GARDEN | South facing |

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, microwave, fridge freezer, dishwasher, carpets and blinds



FIRST FLOOR

BEDROOM ONE

14' 1" x 11' 2" (4.30m x 3.40m)

ENSUITE

5' 11" x 5' 7" (1.80m x 1.70m)

BEDROOM TWO

11' 6" x 9' 0" (3.50m x 2.75m)

BEDROOM THREE

8' 6" x 7' 10" (2.60m x 2.40m)

BEDROOM FOUR

8' 6" x 6' 9" (2.60m x 2.05m)

BATHROOM

7' 10" x 6' 5" (2.40m x 1.95m)

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 7' 10" (4.90m x 2.40m)

GARDEN

Landscaped south facing

HALLWAY

LIVING ROOM

18' 1" x 11' 6" (5.50m x 3.50m)

DINING ROOM

11' 6" x 9' 10" (3.50m x 3.00m)

KITCHEN/BREAKFAST ROOM

14' 1" x 10' 10" (4.30m x 3.30m)

UTILITY ROOM

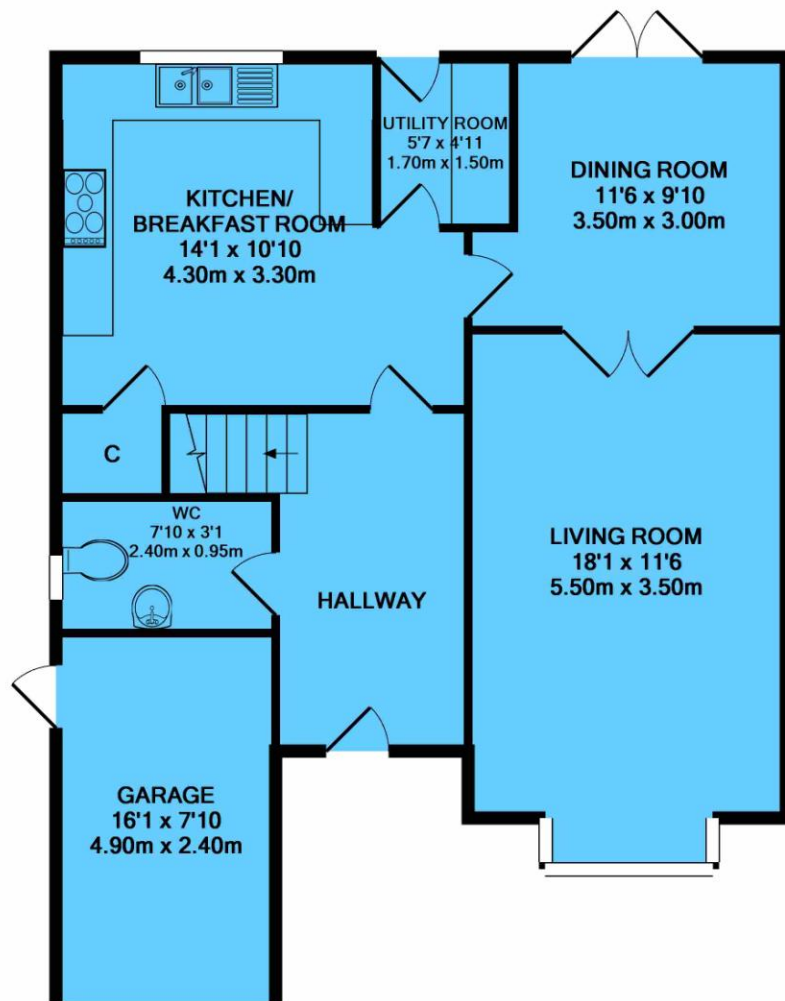
5' 7" x 4' 11" (1.70m x 1.50m)

GUEST CLOAKROOM

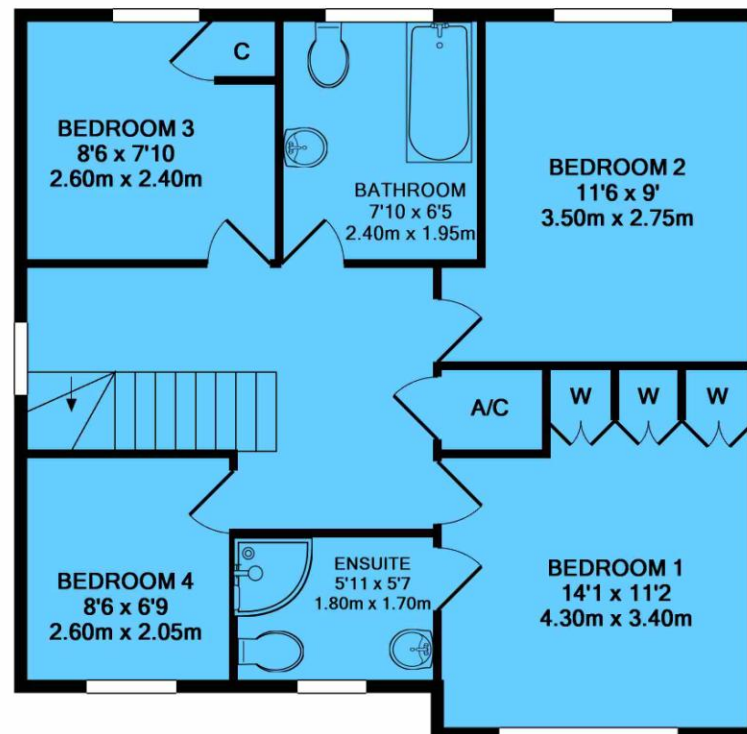
7' 10" x 3' 1" (2.40m x 0.95m)







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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