



KENILWORTH ROAD, KNOWLE, B93 0JD
ASKING PRICE OF £574,950



- »X Benefiting From No Upward Chain
- »X Extended Four Double Bedroom Detached
- »X Short Walk Away From Knowle Village & Local Amenities

- »X Deceptively Spacious Property
- »X Two Large Reception Rooms
- »X Open Plan Breakfast Kitchen

- »X Master Bedroom With Dressing Room & Ensuite
- »X Detached Double Garage
- »X Southerly Facing Rear Garden

PROPERTY OVERVIEW

This is a rare opportunity to purchase a four double bedroom detached property which benefits from being located a short walk away from Knowle church, village and all local amenities. Having been extended to the rear, the property offers deceptively spacious living accommodation with two beautiful reception rooms (dual aspect living room and dining room) and an open plan breakfast kitchen with pantry and study area overlooking the southerly facing and private rear garden. To the side of the property is a driveway leading to a detached double garage and side gated entrance providing access into the garden and rear entrance into the property. To the first floor are two double bedrooms and a family bathroom. The master bedroom affords a dressing area, extensive fitted wardrobes and a large ensuite. To the second floor are two further double bedrooms both with fitted wardrobes which are also serviced via the family bathroom. Outside the property enjoys a most private and southerly facing rear garden which is mainly laid with lawn and patio area which also provides access to a courtesy door leading into the detached double garage. Viewing is highly recommended to fully appreciate the accommodation and location of this detached property. Viewing is strictly via Xact Homes on 01564 777284.

PROPERTY LOCATION

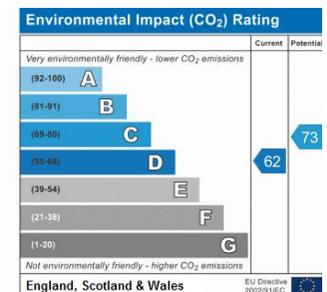
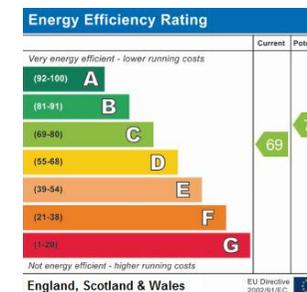
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.



COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
BROADBAND	Sky - Fibre optic
GARDEN	Southerly facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, carpets, curtains, blinds, fitted wardrobes, some light fittings and electric garage door



PORCH
4' 1" x 4' 1" (1.25m x 1.25m)

LIVING ROOM
19' 6" x 13' 1" (5.95m x 4.00m)

DINING ROOM
21' 4" x 10' 4" (6.50m x 3.15m)

KITCHEN/BREAKFAST ROOM
19' 6" x 13' 1" (max) (5.95m x 4.00m)

WC
5' 4" x 4' 1" (1.65m x 1.25m)

FIRST FLOOR

BEDROOM ONE
13' 5" x 13' 0" (4.10m x 3.95m)

DRESSING
6' 7" x 3' 7" (2.00m x 1.10m)

ENSUITE
9' 4" x 6' 7" (2.85m x 2.00m)

BEDROOM TWO
16' 5" x 12' 8" (5.00m x 3.85m)

BATHROOM
8' 2" x 6' 11" (2.50m x 2.10m)

SECOND FLOOR

BEDROOM THREE
18' 8" x 13' 5" (5.70m x 4.10m)

BEDROOM FOUR
12' 2" x 11' 0" (3.70m x 3.35m)

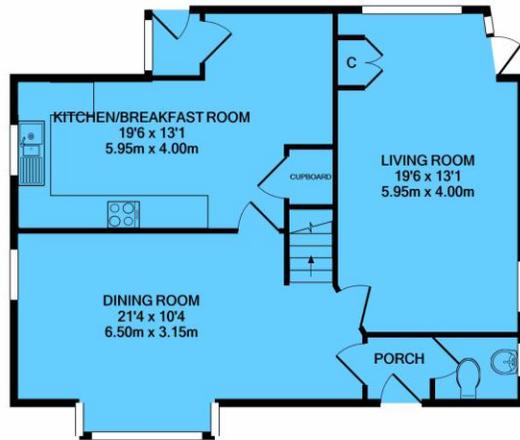
OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

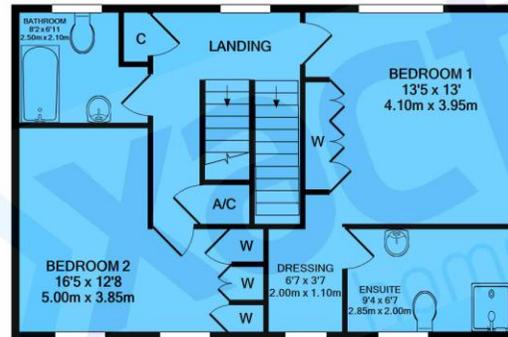
SOUTHERLY FACING REAR GARDEN



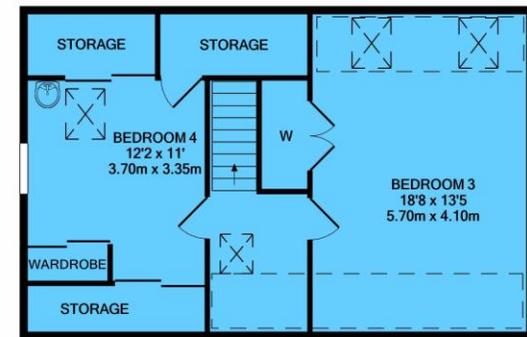




GROUND FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.3 SQ.M.)

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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