



- VIEWING IS RECOMMENDED
- POTENTIAL FOR EXTENSION (STSP)
- LIVING ROOM/DINING ROOM
- KITCHEN/BREAKFAST ROOM

20 Abbots Close, Knowle, B93 9PP

Sitting on the end plot of a peaceful development this property enjoys a great plot with a large driveway. This house is perfect as it is or has the potential to extend.



Property Description

The house enjoys a neutral colour palette throughout so it's ready for you to add your own stamp and make it your own.

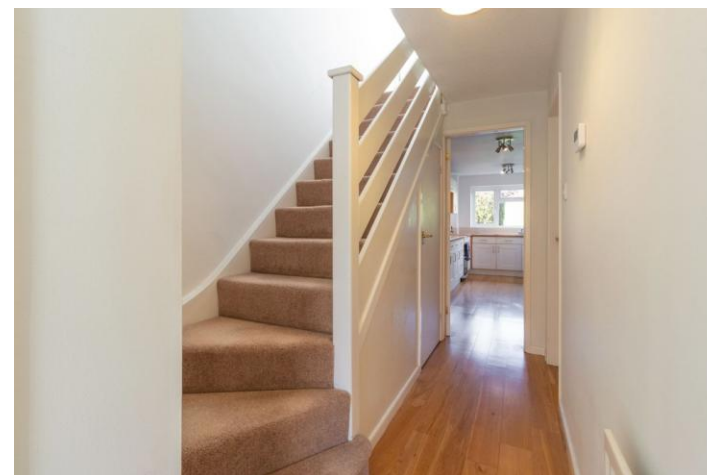
The spacious kitchen offers plenty of space for a dining table, making the perfect spot for breakfast time. The sitting/dining room is light and airy, courtesy of the large window and the patio doors out to the garden.

On a practical note, there is a downstairs cloakroom and under stair storage.

Upstairs, there are three good sized bedrooms and a large bathroom.

OUTSIDE

There is a beautiful private garden at the rear and the house has a huge driveway with an abundance of space for guests to park. There is a garage and car port.





GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

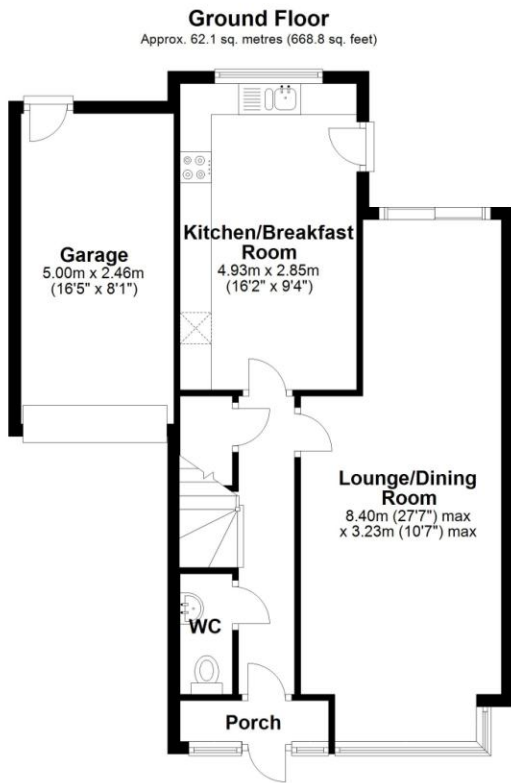
VIEWINGS

DM & Co Homes are pleased to offer the following services:-

WANT TO SELL YOUR PROPERTY

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		68	82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		73	82
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	