



STATION ROAD, KNOWLE, SOLIHULL, B93 0HT
ASKING PRICE OF £385,000



»X Three Bedroom Cottage
 »X Absolutely Stunning
 »X Heart Of Knowle Village

»X Significantly Extended
 »X Open Plan Kitchen/Diner
 »X Separate Living Room

»X Many Retained Character Features
 »X Family Bathroom
 »X South Westerly Facing Rear Garden

PROPERTY OVERVIEW

Set within the heart of Knowle village and a short walk away from all local schools is this absolutely stunning and significantly extended three bedroom end terrace property which truly requires internal inspection to be fully appreciated. Retaining many character features associated with a property of this era, the ground floor accommodation includes an extended open plan beautiful and sympathetically extended kitchen / diner, guest cloakroom and living room with stairs providing access to the first floor which provides two bedrooms, family bathroom and storage cupboard. To the second floor is the master bedroom with extensive fitted wardrobes. Outside the property enjoys a landscaped and south westerly facing rear garden which is mainly laid with lawn, full width patio and formal borders shrubs and trees. To view this stunning period property please contact Xact Homes on 01564 777284 as viewing is strictly via appointment only.

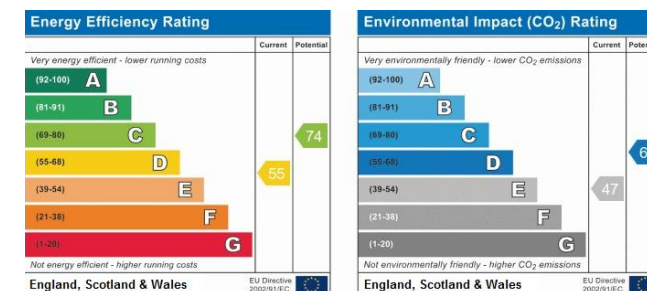
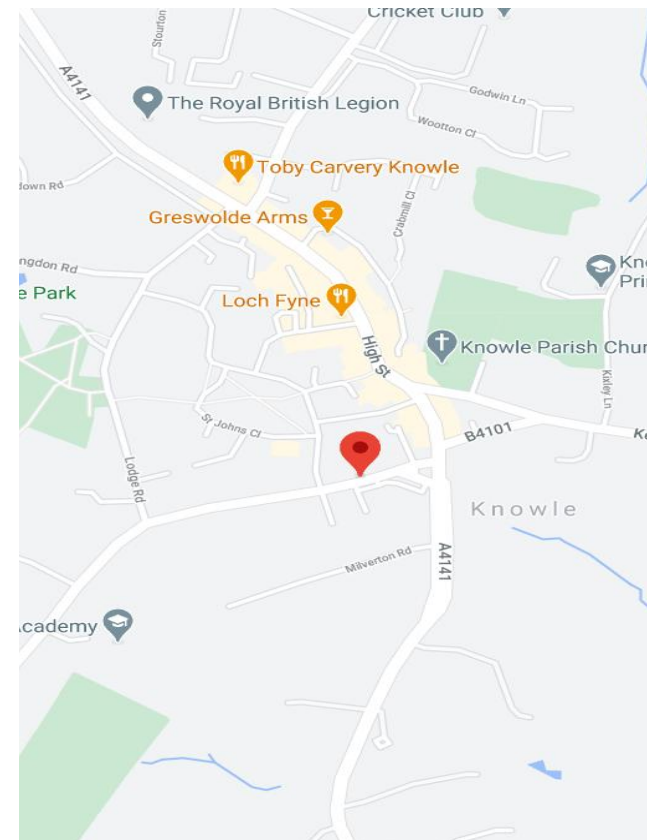
PROPERTY LOCATION

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 C
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	Vodafone - Fibre Optic
EAVES STORAGE	Boarded with lighting
GARDEN	South westerly facing

ITEMS INCLUDED IN THE SALE

Extractor in the kitchen, dishwasher, all carpets, curtains, blinds and light fittings, garden shed and fitted wardrobes in master bedroom.



LIVING ROOM

13' 6" x 12' 3" (4.11m x 3.73m)

DINING AREA

12' 11" x 12' 6" (3.93m x 3.80m)

KITCHEN

13' 9" x 8' 3" (4.19m x 2.51m)

WC

5' 5" x 3' 6" (1.66m x 1.09m)

FIRST FLOOR

BEDROOM TWO

12' 4" x 10' 3" (3.77m x 3.13m)

BEDROOM THREE

9' 10" x 5' 11" (2.99m x 1.81m)

BATHROOM

6' 8" x 6' 2" (2.03m x 1.87m)

SECOND FLOOR

MASTER BEDROOM

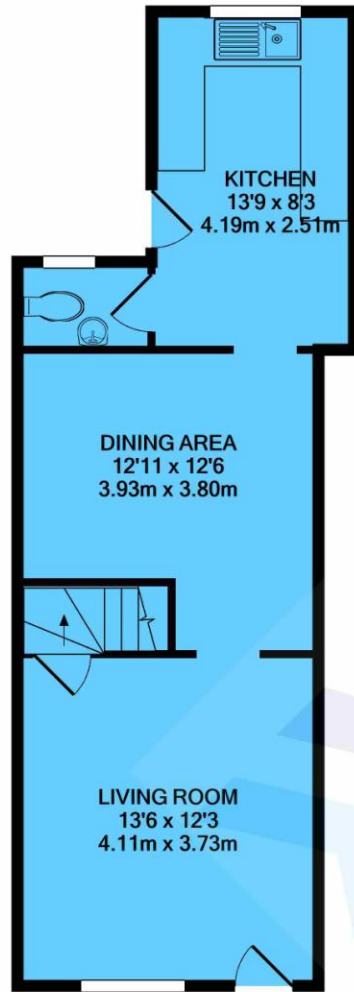
18' 7" x 12' 5" (5.67m x 3.78m)

OUTSIDE THE PROPERTY

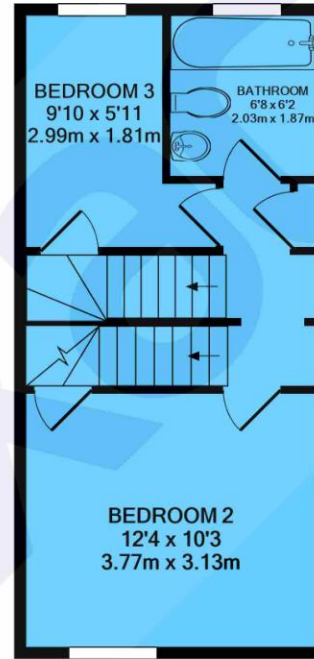
SOUTH WESTERLY FACING REAR GARDEN



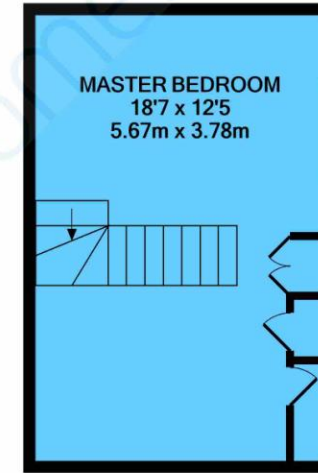




GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 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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