



AUSTREY CLOSE, KNOWLE, B93 9JE  
ASKING PRICE OF £450,000





»X No Upward Chain

»X Three Bedroom Semi Detached

»X Sought After Road Of Knowle

»X Scope For Extension & Improvement (STPP)

»X Living Room

»X Breakfast Kitchen

»X Family Bathroom

»X Double Glazed Throughout

»X Garage

### PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Knowle and benefitting from being offered to the market with no upward chain is this three bedroom detached property which offers outstanding potential for extension and improvement subject to the necessary planning permissions. Located within easy walking distance to Knowle park, village and all local schools the property is set back behind a paved driveway and lawned foregarden and briefly affords:- entrance porch, reception hall, living room, open plan breakfast kitchen, three bedrooms, family bathroom and garage. Outside the property enjoys a landscaped rear garden which is mainly laid with lawn and full width paved patio area with courtesy door leading into the garage. To view this superb property offering outstanding potential please contact 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 D

### TENURE

Freehold

### SERVICES

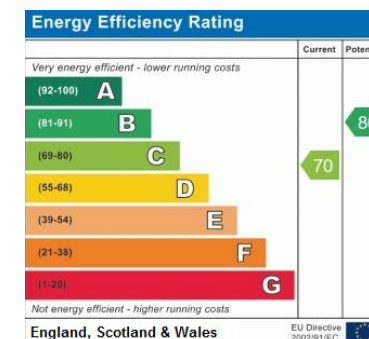
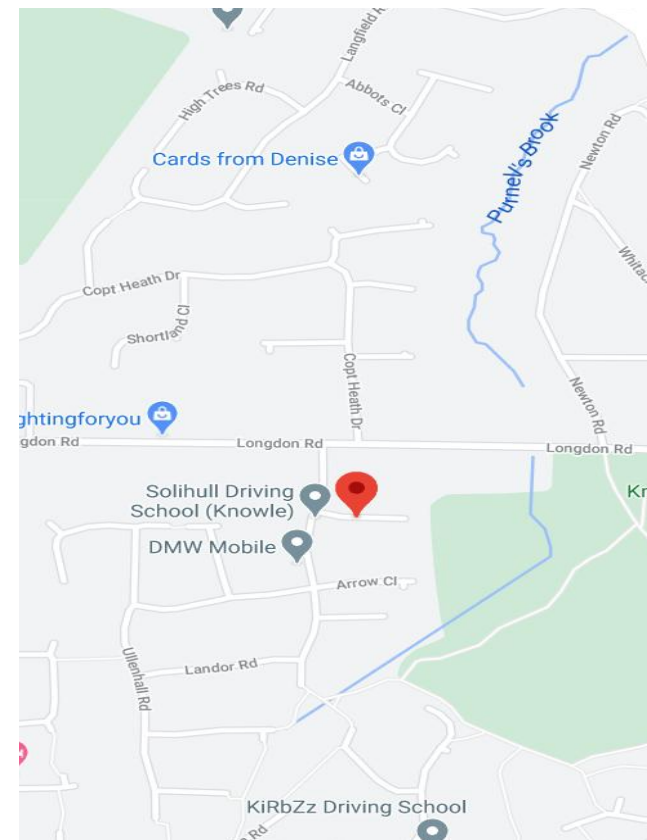
Mains gas, electricity and water on a meter

### LOFT SPACE

Not boarded

### ITEMS INCLUDED IN THE SALE

All carpets, curtains, blinds and light fittings and fitted wardrobes in bedroom one and two.



**PORCH**

11' 2" x 9' 6" (3.40m x 2.90m)

**HALL**

**BEDROOM THREE**

9' 10" x 6' 11" (3.00m x 2.10m)

**LIVING ROOM**

15' 1" x 12' 10" (max) (4.60m x 3.90m)

**BATHROOM**

7' 5" x 6' 7" (2.25m x 2.00m)

**BREAKFAST KITCHEN**

16' 3" x 10' 6" (4.95m x 3.20m)

**OUTSIDE THE PROPERTY**

**FIRST FLOOR**

**LANDSCAPED REAR GARDEN**

**BEDROOM ONE**

12' 10" x 9' 2" (3.90m x 2.80m)

**GARAGE**

18' 1" x 8' 0" (5.50m x 2.45m)

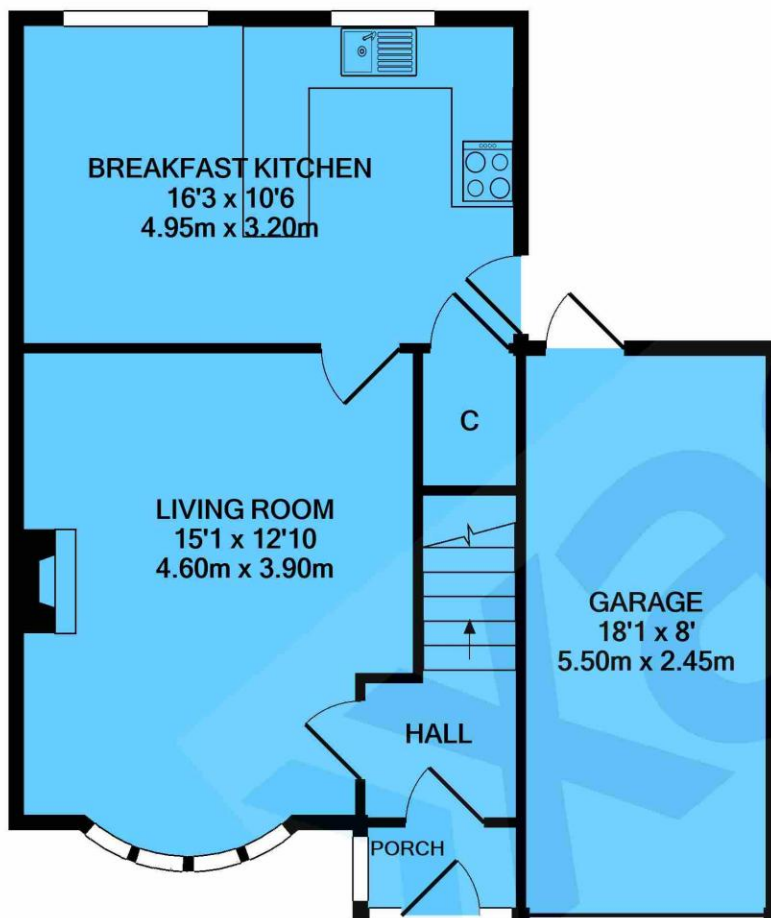
**BEDROOM TWO**



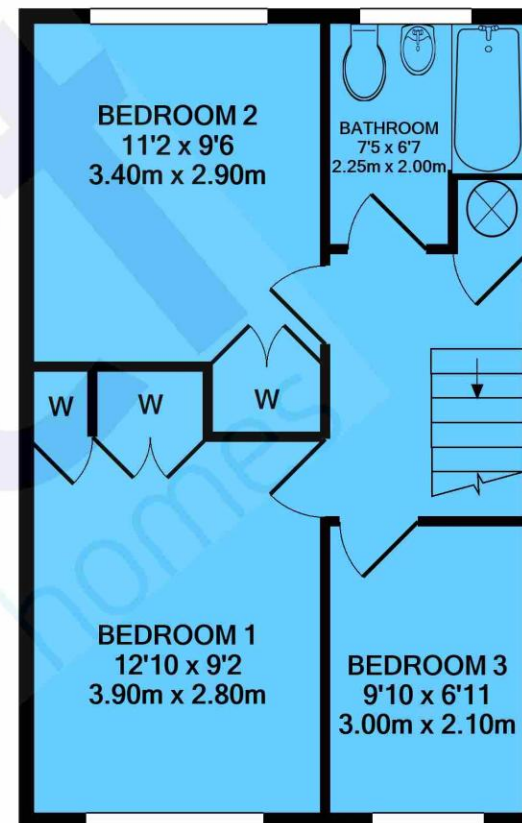








GROUND FLOOR  
APPROX. FLOOR  
AREA 578 SQ.FT.  
(53.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.9 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