



Kenilworth Road, Knowle

Guide Price **£250,000**





PROPERTY OVERVIEW

Located literally 200 yards from Knowle High Street is this fantastic opportunity to purchase a two bedroom Victorian semi detached property offering outstanding potential to extend and modernise subject to the necessary planning permissions. Ideally located for the facilities of Knowle, including all local schools, the property is set back behind a lawned front garden which could be changed into a driveway providing off road parking. The property affords two reception rooms including living room and dining room, plus a kitchen and downstairs WC. To the first floor are two bedrooms and a family bathroom. Of particular note and accessed via a shared driveway is a large rear garden which is laid with lawn and extends to approx 50 feet. This is a superb opportunity for those seeking to renovate and live within Knowle village or those seeking to invest in a property and add value. Contact Xact Homes on 01564 777284 for your private viewing.



- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- Victorian Semi Detached
- No Upward Chain
- Lawned Front Garden
- 200 Yards From Knowle High Street
- Large Garden To Rear
- Outstanding Potential



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.





AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: E

Tenure: Freehold

**LIVING ROOM**

10' 8" x 10' 2" (3.25m x 3.10m)

DINING ROOM

13' 0" x 9' 10" (3.95m x 3.00m)

KITCHEN

11' 2" x 6' 1" (3.40m x 1.85m)

WC

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

FIRST FLOOR**BEDROOM ONE**

13' 0" x 6' 11" (3.95m x 2.10m)

BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.10m)

BATHROOM

8' 0" x 6' 1" (2.45m x 1.85m)

OUTSIDE THE PROPERTY**LARGE REAR GARDEN****ITEMS INCLUDED IN SALE**

Sold as seen.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

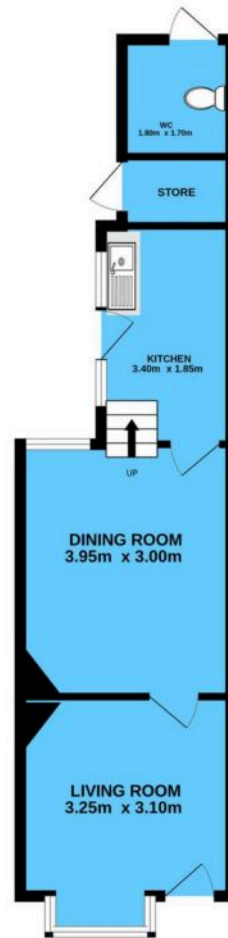
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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