



## Minster Close, Knowle

Offers Over £800,000







## PROPERTY OVERVIEW

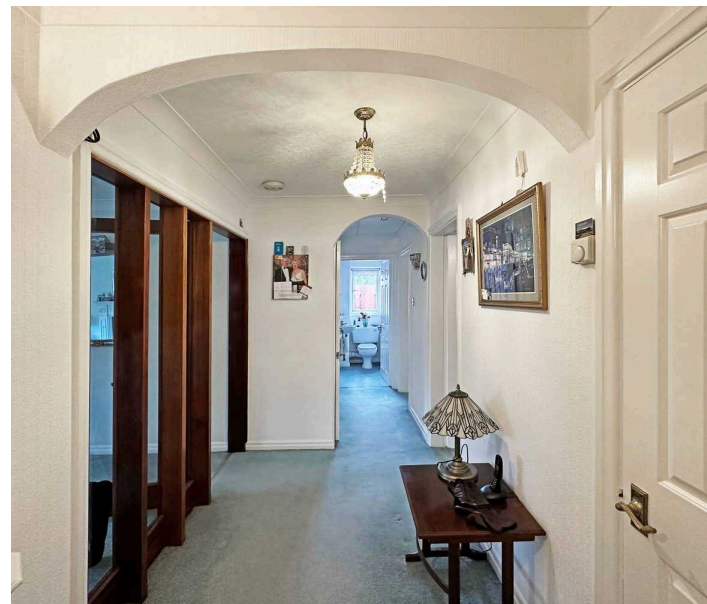
Introducing this exquisite three-bedroom detached bungalow, nestled away in a peaceful and highly coveted cul-de-sac of Knowle. With its generously proportioned frontage, superb parking facilities, and a double garage, this property is poised to offer the utmost convenience and luxury to its new owners. Stepping inside, one is immediately greeted by the entrance porch and entrance hallway leading into a meticulously designed open plan kitchen and dining area, creating a seamless transition between meal preparation and entertaining guests. The kitchen is finished to an excellent quality with its modern fixtures, ample counter space, underfloor heating and state-of-the-art appliances, ensuring a superior culinary experience. Adjacent to the kitchen, one will find a comfortable living room that invites relaxation and serves as an idyllic space for unwinding at the end of a long day. Bright and stylishly appointed, this room exudes a welcoming ambience, making it perfect for entertaining guests or enjoying quiet moments of solitude.







Comprising three excellent bedrooms, this bungalow provides ample living space for residents and guests alike. Enhancing the appeal of this property, a delightful conservatory is situated to the rear, offering a tranquil retreat where one can bask in the warmth of sunlight and revel in the beautiful surroundings. The accommodation is further complemented by a separate bathroom and WC, ensuring convenience and privacy for all occupants. Stepping outside, attention is undoubtedly drawn to the enchanting south-easterly facing rear garden which is immaculately landscaped and thoughtfully planned and presents the perfect backdrop for hosting exquisite garden parties or simply enjoying the serenity of nature. With its exceptional location, impeccable design, and remarkable attention to detail, this three-bedroom detached bungalow is an exceptional opportunity that should not be missed. Viewing this property is essential to fully appreciate its many captivating features, luxurious finishes, and the lifestyle it affords to its fortunate owners. Contact our office today to arrange a private viewing and experience the undeniable charm and elegance of this remarkable residence.



- Three Bedroom Detached Bungalow
- Set Within Quiet Cul-De-Sac Of Knowle
- Close Proximity To Copt Heath Golf Club
- Large Frontage and Double Garage
- Superb Living Room
- Three Excellent Bedrooms / Separate Bathroom / WC
- Outstanding Bungalow Viewing Essential





#### 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





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**OPEN PLAN KITCHEN / DINING AREA**

17' 1" x 12' 8" (5.20m x 3.85m)

**LIVING ROOM**

19' 6" x 13' 3" (5.95m x 4.05m)

**CONSERVATORY**

16' 9" x 8' 2" (5.10m x 2.50m)

**BEDROOM ONE**

12' 9" x 11' 4" (3.88m x 3.45m)

**BEDROOM TWO**

12' 6" x 9' 1" (3.82m x 2.76m)

**BEDROOM THREE**

11' 4" x 6' 7" (3.45m x 2.00m)

**BATHROOM**

12' 8" x 4' 5" (3.85m x 1.35m)

**WC**

**TOTAL SQUARE FOOTAGE**

Total floor area: 136.7 sq.m. = 1471 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

17' 11" x 17' 9" (5.45m x 5.40m)

**SOUTH-EASTERLY FACING REAR GARDEN**





#### **ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff integrated hob, Siemens microwave, Siemens fridge, Siemens dishwasher, all carpets, all curtains, all blinds, some light fittings, underfloor heating in kitchen and an electric garage door.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - partially boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

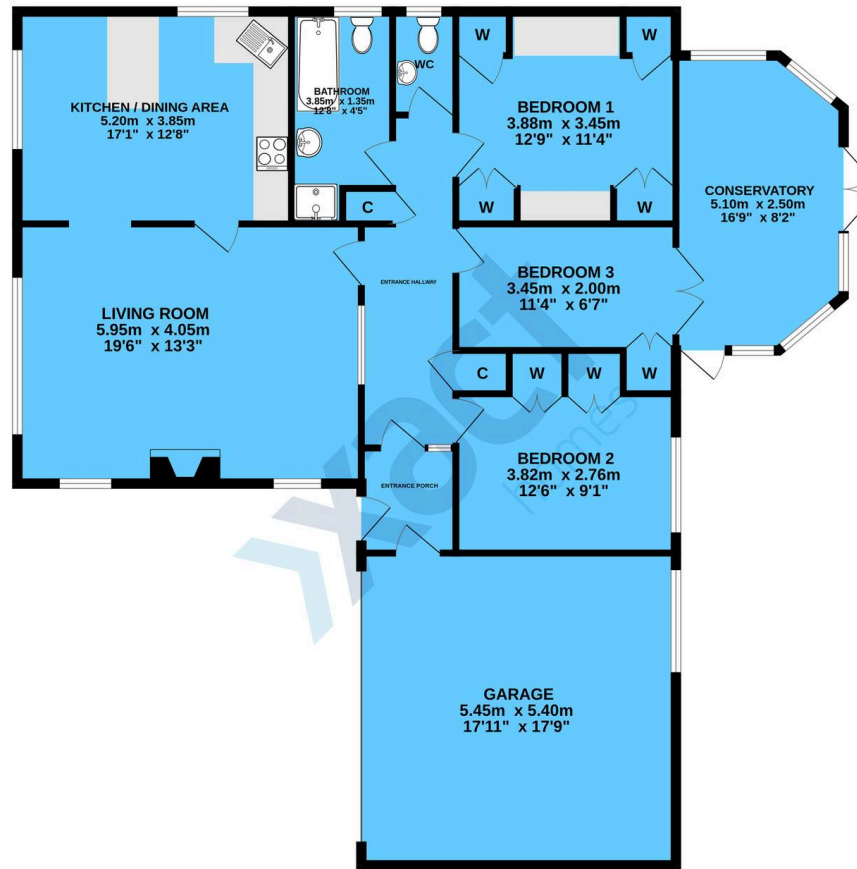
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







# GROUND FLOOR



TOTAL FLOOR AREA : 136.7 sq.m. (1471 sq.ft.) approx.

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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## Xact Homes

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