



Darley Green Road, Knowle

Offers in Excess of £400,000





PROPERTY OVERVIEW

Situated in one of Knowle's most desirable roads, this beautifully presented and extended cottage is now available with the added benefit of no upward chain. Boasting a prime location within walking distance to Dorridge station, this property offers a perfect blend of convenience and tranquillity. Upon entering the home, you are greeted by a charming living room featuring a cosy log burner, creating a warm and inviting ambience. The heart of the home can be found in the extended breakfast kitchen, complete with high-quality Smeg appliances and a convenient pantry for storage. This space is perfect for entertaining or enjoying leisurely meals with family and friends. The property comprises two double bedrooms, each offering generous proportions and ample natural light. Additionally, a versatile loft conversion provides extra space that can be customised to suit the needs of the lucky new owners as either a dressing room / study or even as a further bedroom if required. A standout feature of this property is the superb annexe located to the rear, offering a versatile space that can be used as a teenage suite or guest accommodation. This additional living area provides privacy and comfort, ideal for accommodating visitors or creating a separate retreat within the home. For someone seeking to work from home this is also an ideal office space.





The south-facing courtyard garden is a delightful outdoor space, offering a low-maintenance oasis for relaxation and enjoyment. Whether you're looking to bask in the sun or host a summer barbeque, this private garden provides the perfect setting. In order to fully appreciate the unique features and lifestyle opportunities that this property presents, internal viewing is essential. This residence is perfectly suited for those seeking a harmonious blend of modern convenience and traditional charm in a sought-after location. Don't miss out on the chance to make this exquisite property your own. Contact us today to arrange a viewing and discover the endless possibilities awaiting you at this stunning Knowle cottage.

- Offered to the market with no upward chain
- Beautifully presented and extended cottage
- Located within a sought after road of Knowle and within walking distance to Dorridge station
- Two Double Bedrooms With Versatile Loft Conversion
- Living Room With Log Burner
- Extended Breakfast Kitchen With Smeg Appliances and Pantry
- Superb Annexe to rear for teenage suite / guest accommodation
- South facing courtyard garden offering low maintenance
- Internal 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: B

Tenure: Freehold

PORCH

LIVING ROOM

15' 9" x 11' 7" (4.80m x 3.53m)

BREAKFAST KITCHEN

15' 9" x 14' 3" (4.80m x 4.34m)



FIRST FLOOR

BEDROOM ONE

12' 8" x 8' 6" (3.86m x 2.59m)

BEDROOM TWO

12' 0" x 7' 9" (3.66m x 2.36m)

BATHROOM

8' 6" x 7' 5" (2.59m x 2.26m)

SECOND FLOOR

DRESSING ROOM/STUDY/BEDROOM

15' 11" x 11' 10" (4.85m x 3.61m)

TOTAL SQUARE FOOTAGE

82 sq.m (883 sq.ft) approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

ANNEXE

LIVING AREA

17' 3" x 10' 2" (5.26m x 3.10m)

SHOWER ROOM

7' 10" x 5' 1" (2.39m x 1.55m)

UTILITY ROOM

11' 0" x 8' 8" (3.35m x 2.64m)



ITEMS INCLUDED IN THE SALE

Smeg integrated oven, Smeg integrated hob, Smeg extractor, Smeg microwave, Smeg fridge/freezer, Smeg dishwasher, Hotpoint washing machine and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - LPG (only in the annexe), mains electricity and sewers. Broadband - EE - fibre optic (but not connected).

INFORMATION FOR POTENTIAL BUYERS

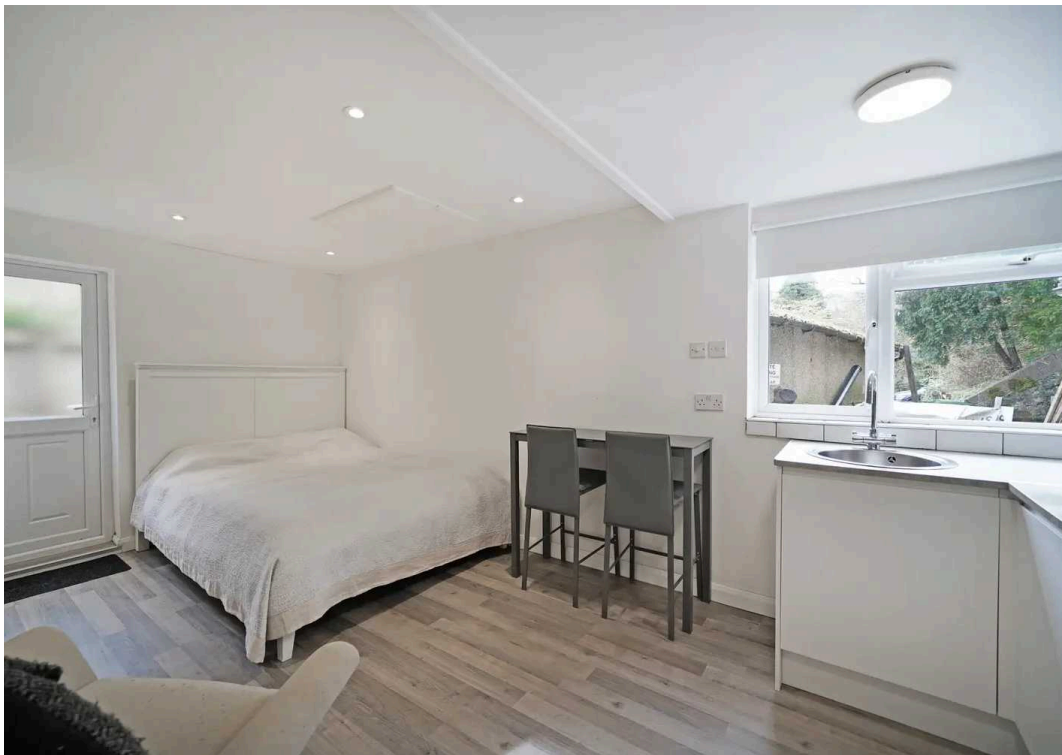
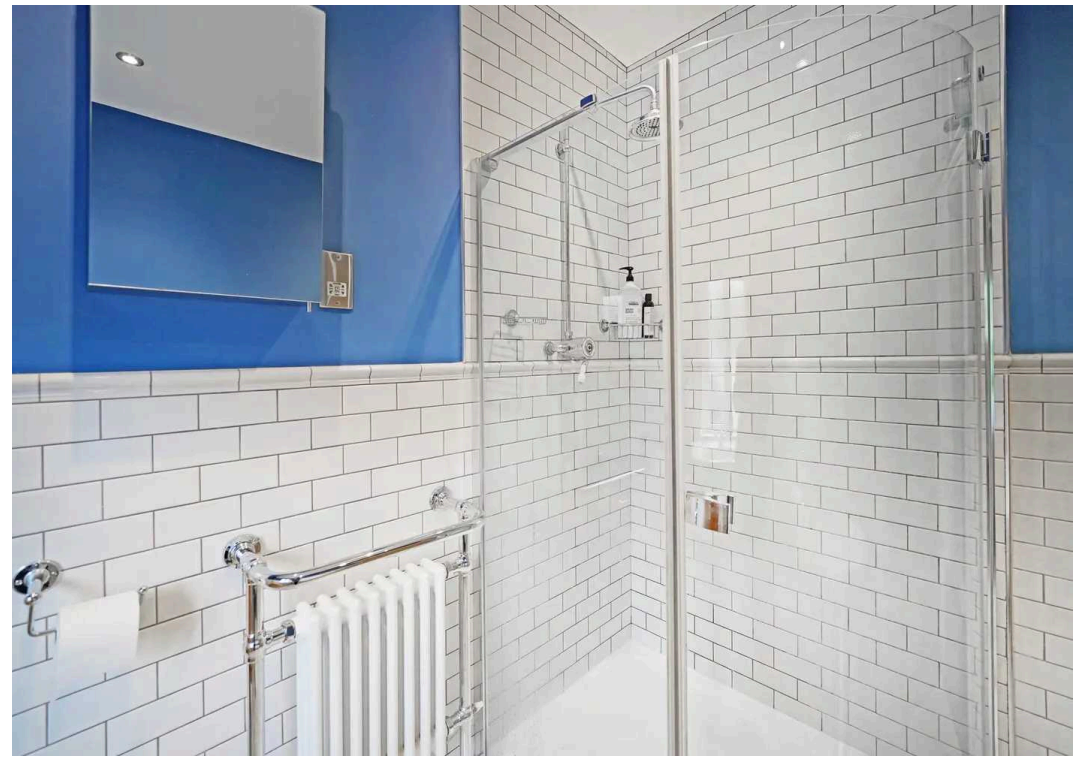
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

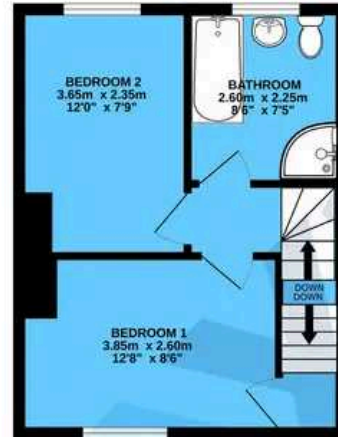
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



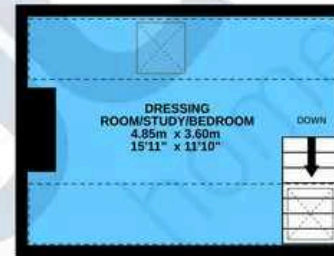
GROUND FLOOR



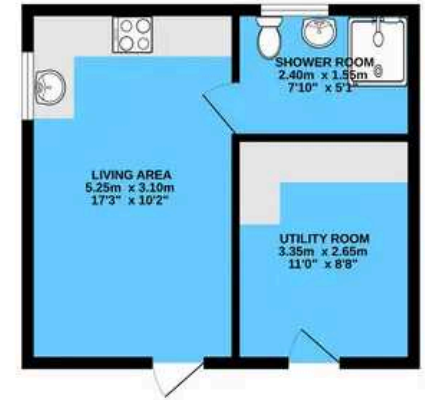
1ST FLOOR



SECOND FLOOR



ANNEXE



TOTAL FLOOR AREA : 82.0 sq.m. (883 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

