



Warwick Road, Knowle

In Excess of £399,950







## PROPERTY OVERVIEW

Nestled in the heart of Knowle, this delightful three-bedroom mid-terrace property, offers a charming and light-filled living space set over three floors. The entrance hallway leads to a pleasant living room boasting a feature bay window and fireplace, perfect for cosy evenings in. The fitted kitchen/diner is a focal point of the home, providing ample work space, room for a dining table, and delightful views of the rear garden. The property has a certificate of lawful development for proposed extension of a maximum three metres to the rear of the property to form a bigger kitchen and seating area, application number PL/2023/02167/CLOPUD).

The first floor hosts two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom serviced by an ensuite toilet. Outside, the property truly comes alive with a beautifully landscaped rear garden, where a lush lawn provides a serene setting for relaxation. The garden also includes a versatile outbuilding, ideal for use as a home office or storage space, adding functionality to the outdoor area.





A super decked seating area offers the perfect spot for alfresco dining or entertaining guests, while the rear parking space provides convenience with room for multiple vehicles. This property epitomises the perfect blend of comfort, style, and practicality, making it an ideal family home in a sought-after location and also posses a potential development opportunity with the space to the rear.

#### 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





- Three Bedroom Mid-Terrace Property
- Kitchen Extension Approved - Potential Development Opportunity
- Set In The Heart Of Knowle
- Abundance Of Character & Natural Light Throughout
- Living Room & Fitted Kitchen
- Principal Bedroom With Ensuite Toilet
- Family Bathroom
- Beautiful Lawn Rear Garden
- Converted Loft Space
- Ample Parking To Rear

#### **ENTRANCE HALL**

#### **LIVING ROOM**

13' 11" x 12' 8" (4.24m x 3.86m)

#### **KITCHEN/DINER**

16' 4" x 9' 1" (4.98m x 2.77m)

#### **FIRST FLOOR**

#### **BEDROOM TWO**

12' 4" x 8' 8" (3.76m x 2.64m)

#### **BEDROOM THREE**

9' 11" x 8' 7" (3.02m x 2.62m)

#### **BATHROOM**

8' 10" x 7' 9" (2.69m x 2.36m)

#### **SECOND FLOOR**

#### **PRINCIPAL BEDROOM**

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

#### **ENSUITE TOILET**

3' 6" x 3' 5" (1.07m x 1.04m)

#### **TOTAL SQUARE FOOTAGE**

87.2 sq.m (939 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **LANDSCAPED GARDEN**

### **DECKED SEATING AREA**

### **REAR PARKING**

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

Neff integrated oven, Neff integrated hob, Neff extractor, Neff dishwasher, all carpets, curtains and newly installed shutters, some light fittings, fitted wardrobes in two bedrooms, underfloor heating (loft) and pergola.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - Virgin Media - fibre optic.

### **INFORMATION FOR POTENTIAL BUYERS**

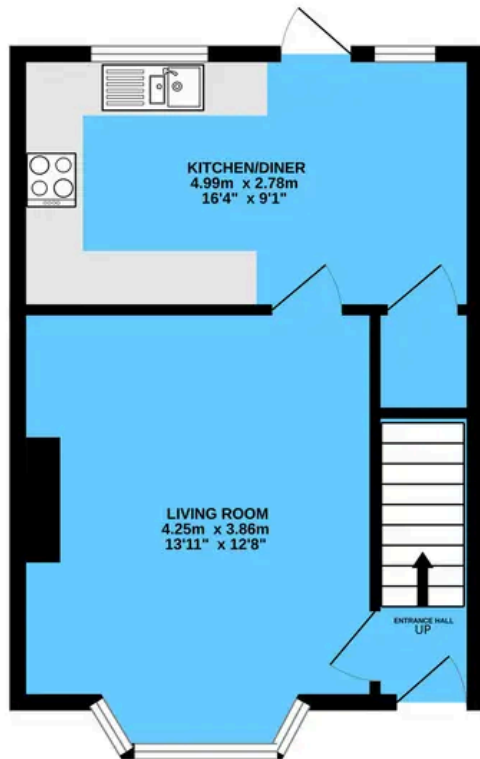
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



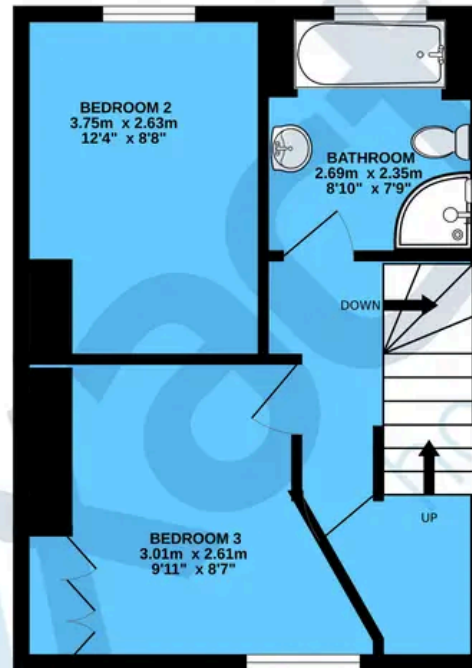




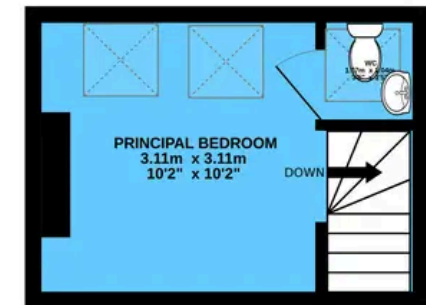
GROUND FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



2ND FLOOR  
19.4 sq.m. (209 sq.ft.) approx.



TOTAL FLOOR AREA : 87.2 sq.m. (939 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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