



Everitt Drive, Knowle

Guide Price £637,000





PROPERTY OVERVIEW

Located in a quiet cul-de-sac in the desirable location of Knowle Village, within walking distance of the charming centre of Knowle, this four-bedroom, two bathroom extended detached house.

Downstairs the property has two large reception rooms one of which has been extended, a breakfast kitchen, WC off the large hallway and a full size single garage.

The first floor of the property houses four generously-proportioned bedrooms. The principal and second bedroom features fitted wardrobes, providing ample storage space. The property is also serviced by two bathrooms one of which is en-suite.

Ideally situated within walking distance of Knowle Village, residents of this property are granted easy access to a range of amenities, including shops, restaurants, and leisure facilities. The surrounding area is a picturesque blend of historic charm and modern convenience, making it a sought-after location for families and professionals alike.

In conclusion, this four-bedroom detached house offers a harmonious blend of style, comfort, and practicality. With its spacious living areas, modern kitchen, and well-appointed bedrooms, this property is a true sanctuary from the outside world. For those seeking a home that encapsulates the very best of luxury living, look no further than this stunning residence in Knowle Village.





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: F

Tenure: Freehold



- Four Bedroom Extended Detached
- Two Bathrooms, Family Bathroom & Ensuite
- Two Large Reception Rooms
- Breakfast Kitchen
- Fitted Wardrobes
- Walking Distance to Knowle Village
- On Drive Parking For Four Vehicles

**HALLWAY**

16' 6" x 8' 6" (5.03m x 2.59m)

WC

7' 1" x 4' 2" (2.16m x 1.27m)

RECEPTION ROOM ONE

19' 2" x 16' 10" (5.84m x 5.13m)

RECEPTION ROOM TWO

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

BREAKFAST KITCHEN

17' 4" x 8' 11" (5.28m x 2.72m)

FIRST FLOOR**PRINCIPAL BEDROOM**

12' 4" x 12' 0" (3.76m x 3.66m)

ENSUITE

3' 2" x 2' 7" (0.97m x 0.79m)

BEDROOM TWO

12' 7" x 12' 4" (3.84m x 3.76m)

BEDROOM THREE

9' 5" x 8' 8" (2.87m x 2.64m)

BEDROOM FOUR

8' 8" x 5' 10" (2.64m x 1.78m)

BATHROOM

10' 1" x 5' 5" (3.07m x 1.65m)

OUTSIDE THE PROPERTY**GARAGE**

18' 5" x 9' 5" (5.61m x 2.87m)

TOTAL SQUARE FOOTAGE

139.5 sq.m (1501 sq.ft) approx.

CARPORT**REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and light fittings, some curtains and blinds, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

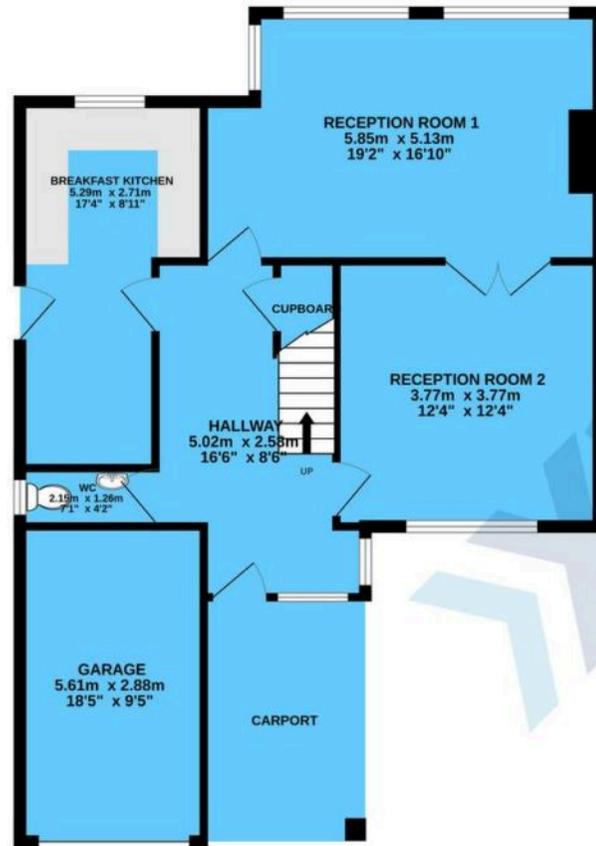
Services - water meter, mains gas, electricity and sewers. Loft space part boarded.

INFORMATION FOR POTENTIAL BUYERS

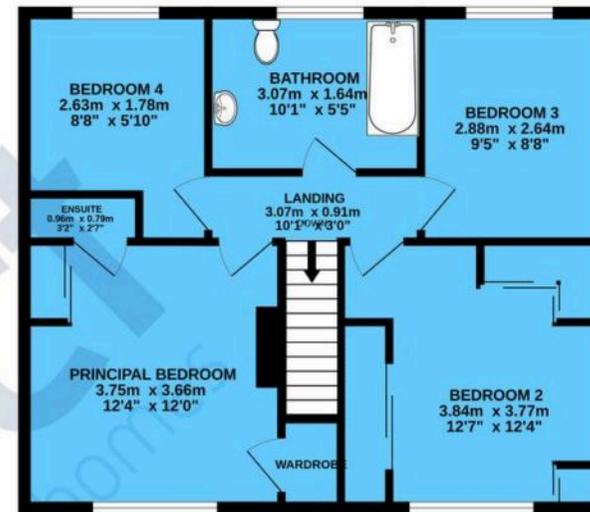
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA : 139.5 sq.m. (1501 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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