



Alveston Grove, Knowle

Offers Over £525,000





PROPERTY OVERVIEW

Situated within the highly sought-after area of Knowle, this spacious four-bedroom extended detached property presents a rare opportunity to acquire a superb family home. With the added benefit of no upward chain, this residence offers a seamless transition for prospective buyers seeking to establish their roots in this desirable locale.

Set back from the road behind a block-paved driveway, complete with carport and garage, this property provides ample parking.

Upon entry, you are greeted by a welcoming hallway that flows seamlessly into the two reception rooms on the ground floor. The living room provides a cosy space to unwind, while the additional dining room/family room offers versatility in its usage, catering to a variety of lifestyle preferences. In addition, the extended breakfast kitchen is located to the rear with a courtesy door to the rear garden.

The property boasts four well-appointed bedrooms, ensuring plenty of accommodation for a growing family and a family bathroom.

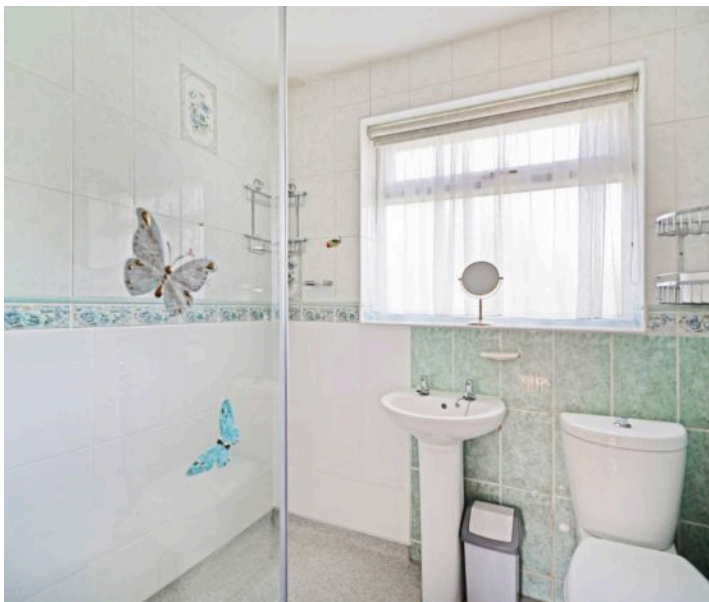




This property is ideally located within the catchment area for the prestigious Arden Academy, adding to its appeal for families seeking quality education options for their children. Furthermore, the proximity to Knowle Village and its array of local amenities means that residents can enjoy the convenience of having shopping, dining, and recreational facilities within walking distance of their doorstep.

While the property has been lovingly maintained, there is also scope for modernisation and improvement, allowing the new owners the opportunity to put their stamp on the home and tailor it to their personal tastes and requirements.

In conclusion, this four-bedroom extended detached property represents a rare find in the coveted location of Knowle. Combining a prime position, spacious accommodation, and potential for enhancement, this residence offers a superb opportunity for those looking to establish a long-term home in a vibrant and thriving community.



- No Upward Chain
- Four Bedroom Extended Detached Property Located Within A Sought After Road of Knowle
- Set Behind A Block Paved Driveway With Carport And Garage
- Two Reception Rooms (Living Room And Dining Room / Family Room)
- Arden Academy Catchment Area
- Scope For Modernisation And Improvement
- Superb Family Home Located Within Walking Distance To Knowle Village And All Local Amenities



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: E

Tenure: Freehold

**HALLWAY**

13' 3" x 5' 9" (4.05m x 1.75m)

WC

5' 10" x 5' 5" (1.78m x 1.65m)

LIVING ROOM

19' 11" x 12' 0" (6.07m x 3.66m)

DINING/FAMILY ROOM

16' 5" x 10' 0" (5.00m x 3.05m)

BREAKFAST KITCHEN

16' 5" x 10' 2" (5.00m x 3.10m)

FIRST FLOOR**BEDROOM ONE**

12' 2" x 10' 8" (3.71m x 3.25m)

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m)

BEDROOM THREE

12' 2" x 8' 11" (3.71m x 2.72m)

BEDROOM FOUR

8' 10" x 8' 8" (2.69m x 2.64m)

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

OUTSIDE THE PROPERTY**GARAGE**

16' 6" x 8' 2" (5.03m x 2.49m)

TOTAL SQUARE FOOTAGE

125.7 sq.m (1353 sq.ft) approx.

CARPORT**ON DRIVE PARKING****REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

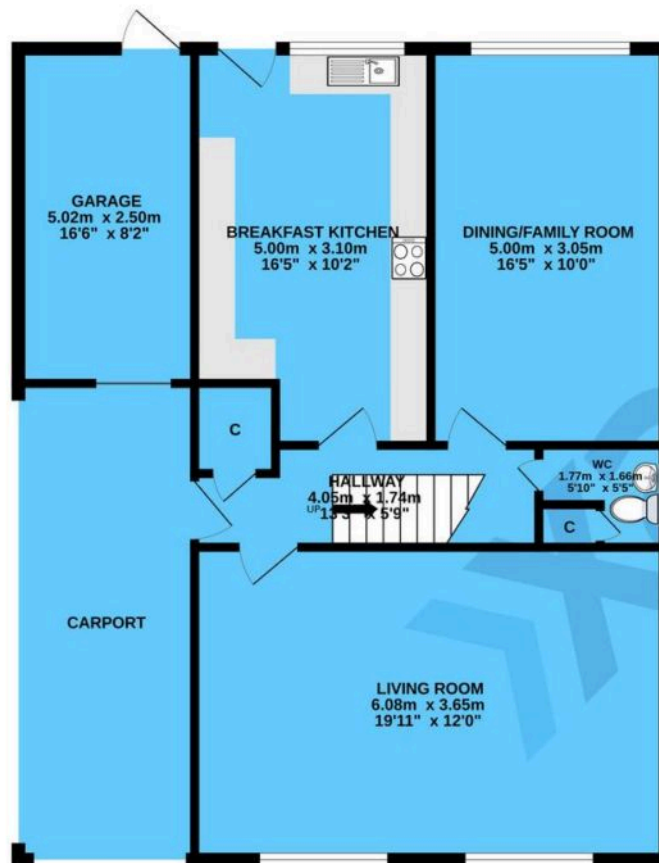
Broadband - fibre optic available, but not connected to the property. Loft space - boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

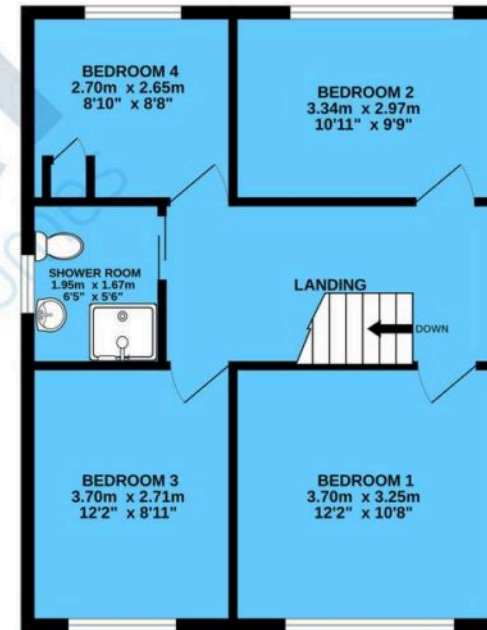
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 125.7 sq.m. (1353 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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