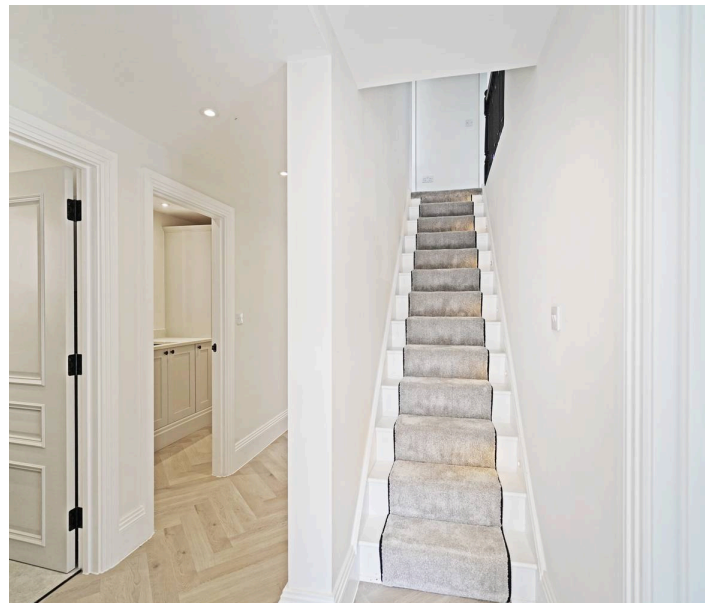




Ullenhall Road, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Welcome to this beautifully extended and completely updated four-bedroom semi-detached property, nestled within a quiet cul-de-sac of Knowle and conveniently located within walking distance to Knowle Park. As you approach the property, you are greeted by its charming rendered exterior, set behind a new driveway providing ample parking for multiple vehicles. Upon entering, you are welcomed into the spacious entrance hallway, complete with a guest cloakroom and utility area, offering practicality and convenience for daily living. The ground floor of this property boasts a formal living room, ideal for relaxing and entertaining, as well as a significantly extended and stunning open-plan kitchen, dining, and family room. The heart of the home, this space is designed for modern living, featuring high-quality finishes and ample natural light, creating a welcoming atmosphere for gatherings and every-day life. Making your way to the first floor, you will find four well-appointed bedrooms and two luxury bathrooms. The principal bedroom is a true retreat, complete with a walk-in wardrobe and a luxurious en-suite bathroom, offering a private sanctuary for relaxation and comfort. The three remaining bedrooms are tastefully decorated and serviced by a stylish and well-appointed family bathroom.



In addition to its interior charms, this property also features a landscaped and low-maintenance rear garden, providing a tranquil outdoor space for enjoying quality time with family and friends, and a perfect spot for alfresco dining or simply unwinding after a long day. In conclusion, this property presents a rare opportunity to own a beautifully updated and thoughtfully extended family home in a sought-after location, offering a perfect blend of modern luxury, practicality, and convenience. If you are looking for a property that combines contemporary design with comfortable living spaces, this property is sure to impress. Contact us today to arrange a viewing and experience all that this exceptional property has to offer.

- Beautifully Extended And Completely Updated Four Bedroom Semi Detached Property
- Set Within A Quiet Cul-De-Sac Of Knowle And Within Walking Distance To Knowle Park
- Set Behind New Driveway Providing Ample Parking
- Entrance Hallway With Guest And Utility
- Formal Living Room And Significantly Extended And Stunning Open Plan Kitchen / Dining And Family Room
- Four Bedrooms And Two Luxury Bathrooms
- Principal Bedroom With Walk Wardrobe And Luxury En-suite
- Three Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped And Low Maintenance Rear Garden





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



PORCH

HALLWAY

GUEST WC

5' 11" x 4' 7" (1.80m x 1.40m)

UTILITY

8' 10" x 4' 7" (2.70m x 1.40m)

LIVING ROOM

15' 3" x 11' 10" (4.65m x 3.60m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

23' 11" x 21' 8" (7.30m x 6.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 3" x 8' 4" (5.25m x 2.55m)

WALK IN WARDROBE

7' 3" x 4' 7" (2.20m x 1.40m)

ENSUITE

8' 4" x 7' 3" (2.55m x 2.20m)

BEDROOM TWO

15' 3" x 8' 10" (4.65m x 2.70m)

BEDROOM THREE

10' 8" x 8' 4" (3.25m x 2.55m)

BEDROOM FOUR

10' 0" x 5' 11" (3.05m x 1.80m)

FAMILY BATHROOM

7' 3" x 6' 3" (2.20m x 1.90m)



OUTSIDE THE PROPERTY

LANDSCAPED LOW MAINTENANCE REAR GARDEN

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

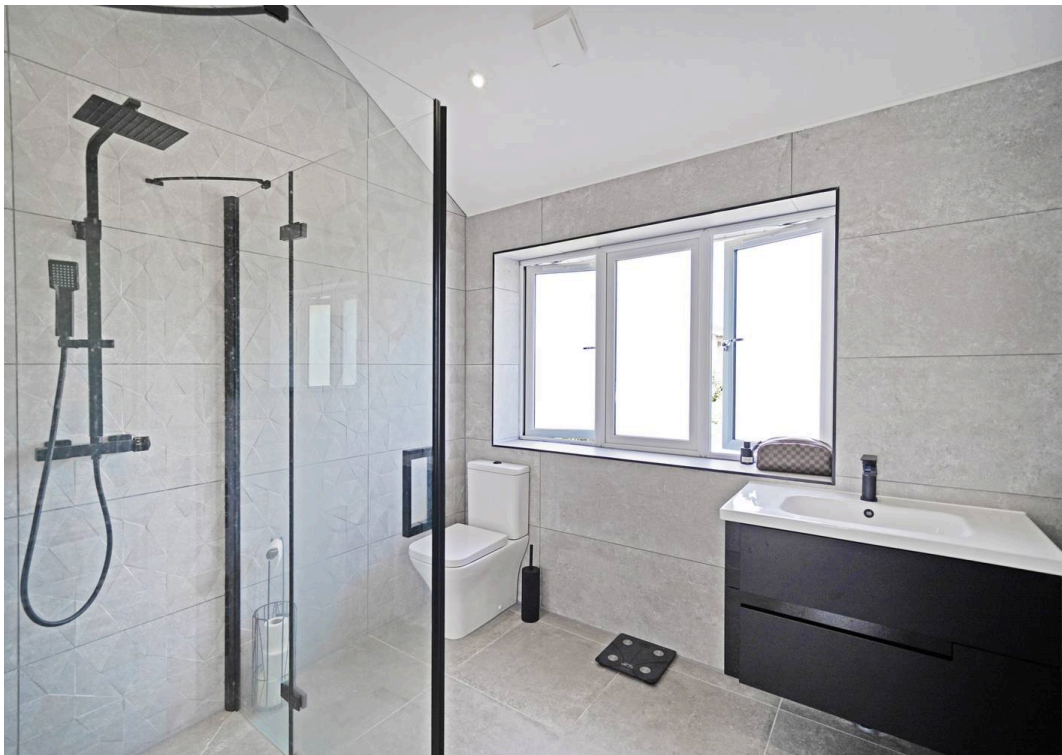
Extractor, microwave, dishwasher, all carpets, curtains, blinds and light fittings, CCTV, electric garage door.

ADDITIONAL INFORMATION

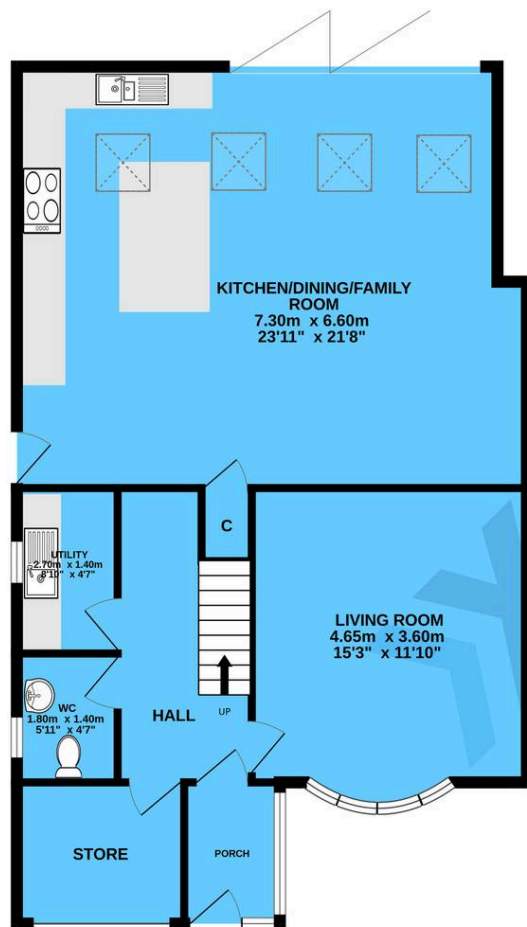
Services - Mains gas, electricity and water on a meter.
Loft - Boarded with ladder and lighting

INFORMATION FOR POTENTIAL BUYERS

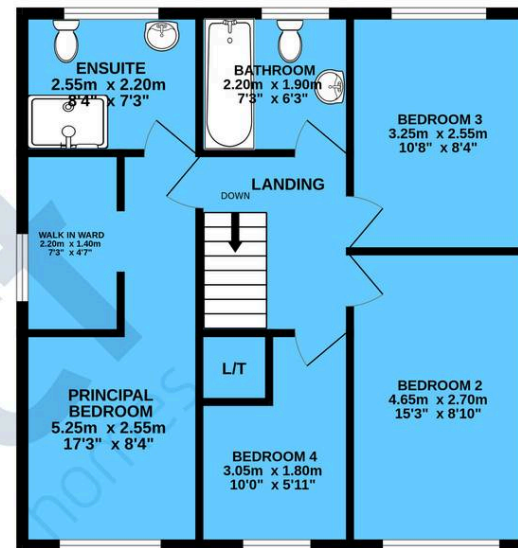
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 137.0 sq.m. (1475 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

