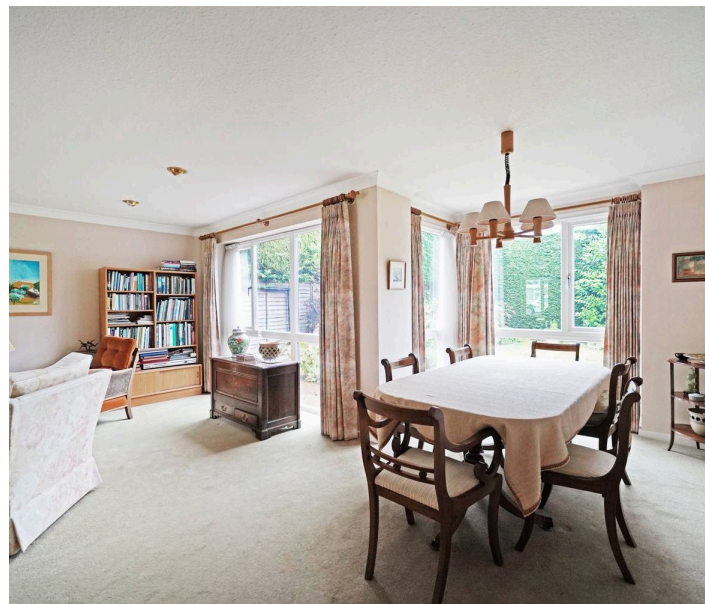




Lightwood Close, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac in the village of Knowle, this extended five-bedroom detached property offers an exceptional opportunity for potential buyers. Boasting a prime corner plot with a south-facing garden, this home presents an idyllic setting. Upon entering the property via the well proportioned hall, a sense of space and light greets you, particularly with the dual aspect lounge with separate dining area. The kitchen has already been extended to create a breakfast kitchen. Off the kitchen is a large useful utility room. The ground floor also benefits from a large W/C which is located off the entrance hallway. Upstairs there are five good size bedrooms, four of the bedrooms are serviced by a large family bathroom and the fifth bedroom has the benefit of an en-suite bathroom. The entire property has ample storage provide by lots of cupboard space, fitted wardrobes in three of the five bedrooms and a covered side passage way. Situated in the highly regarded Arden Academy catchment area, this property presents an excellent opportunity for families seeking a home within a reputable school catchment area.



Furthermore, the property's proximity to Knowle village ensures residents are within walking distance of a range of amenities, including shops, restaurants, and green spaces, enhancing convenience and quality of life.

In summary, this extended five-bedroom detached property represents an exciting opportunity, with its great potential for further development, along with its prime corner plot and south-facing 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: F

Tenure: Freehold





- Extended Five Bedroom Detached
- Great Potential STPP
- South Facing Garden
- Plot In Corner Area Of The Cul-de-Sac
- En-Suite Bathroom
- Arden Academy Catchment
- Walking Distance To Knowle Village



HALL

WC

7' 7" x 4' 3" (2.31m x 1.30m)

LOUNGE/DINER AREA

LOUNGE

23' 0" x 11' 2" (7.01m x 3.40m)

DINING AREA

15' 5" x 8' 0" (4.70m x 2.44m)

BREAKFAST KITCHEN

16' 1" x 14' 9" (4.90m x 4.50m)

UTILITY

7' 9" x 5' 5" (2.36m x 1.65m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.61m)

BEDROOM TWO

12' 2" x 11' 2" (3.71m x 3.40m)

BEDROOM THREE

10' 4" x 8' 4" (3.15m x 2.54m)

BEDROOM FOUR

8' 10" x 7' 3" (2.69m x 2.21m)

BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m)

BEDROOM FIVE

16' 1" x 7' 9" (4.90m x 2.36m)

ENSUITE

7' 9" x 7' 3" (2.36m x 2.21m)

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 8' 2" (5.41m x 2.49m)

**TOTAL SQUARE FOOTAGE**

172.8 sq.m (1860 sq.ft) approx.

CARPORT**GARDEN****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, Neff fridge, Neff freezer, Neff dishwasher, all carpets and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

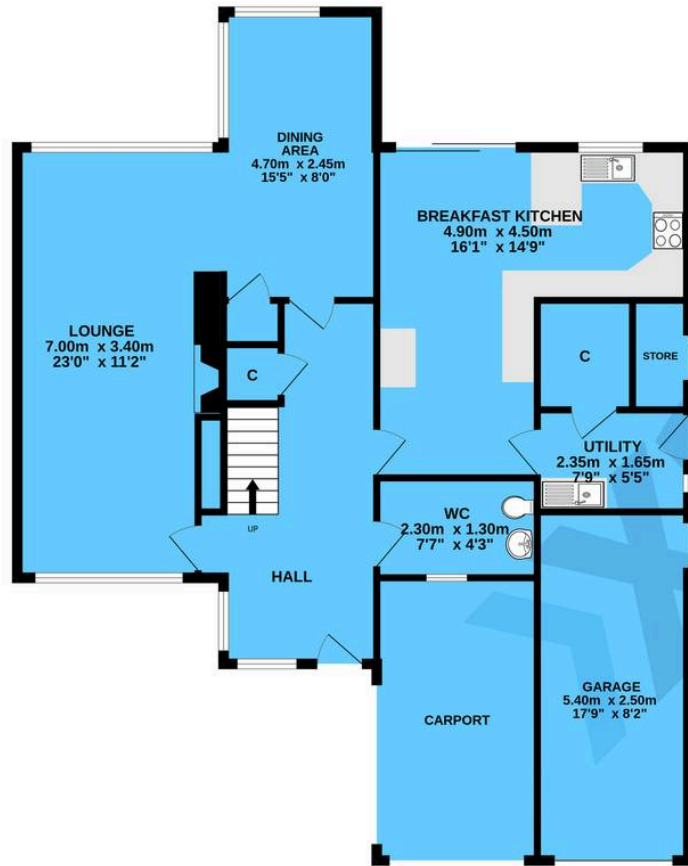
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - fibre optic. Loft space - boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

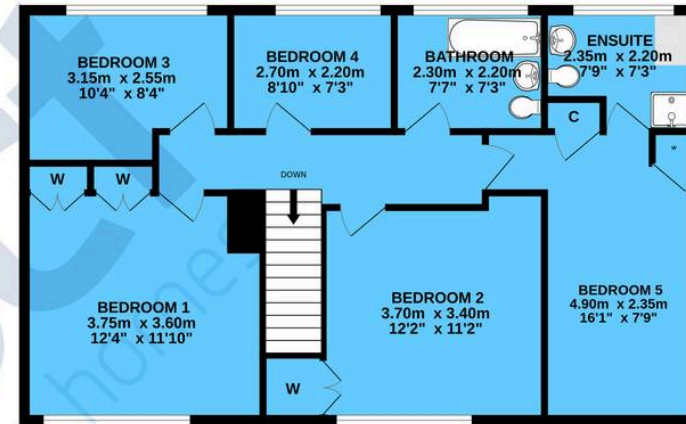
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 172.8 sq.m. (1860 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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