



Hampton Road, Knowle

In Excess of £475,000





PROPERTY OVERVIEW

Welcome to this charming three-bedroom semi-detached house located in the heart of Knowle Village, offering a perfect blend of comfortable living and prime location. Boasting a spacious interior and a convenient layout, this property presents an excellent opportunity for those seeking a cosy family home with plenty of potential to make their own mark.

Upon entering the property, you are greeted by a large hallway which leads to a welcoming lounge that seamlessly flows into the dining area, creating a versatile space ideal for both relaxing and entertaining guests. Also off the hallway is a guest WC and kitchen with ample cupboards space and views onto the garden.

Making your way upstairs, you will find three generously-sized bedrooms, offering comfortable retreats for rest and relaxation after a long day all of which are serviced by a huge family bathroom.

Outside, the property benefits from a driveway and garage, offering convenient parking and storage solutions for vehicles, bicycles, or other outdoor equipment. This added feature ensures that you have ample space to meet your practical needs and enhance the overall functionality of the property.





Situated in the highly sought-after Arden Academy catchment area, this property offers a fantastic opportunity for families with school-age children to access top-quality education facilities within a short distance from their doorstep. Furthermore, being located in the heart of Knowle Village, residents can enjoy easy access to a range of local amenities, including shops, cafes, restaurants, and recreational facilities.

In summary, this three-bedroom semi-detached house presents an enticing opportunity for buyers to create their dream home in a desirable location. With its excellent layout, convenient features, and potential for customisation, this property is truly a charming gem waiting to be discovered and transformed into a comfortable haven for its new owners.

- Three Bedroom Semi-Detached Property
- Three Large Bedrooms
- Lounge / Diner
- Located In The Heart Of Knowle Village
- Driveway & Garage
- Lots Of Potential
- Arden Academy Catchment





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

LOUNGE/DINING ROOM

23' 10" x 11' 8" (7.26m x 3.55m)

KITCHEN

9' 5" x 12' 3" (2.88m x 3.73m)

WC

5' 9" x 2' 9" (1.74m x 0.85m)

SIDE PASSAGE

FIRST FLOOR

BEDROOM ONE

12' 4" x 11' 8" (3.75m x 3.55m)

BEDROOM TWO

8' 2" x 11' 8" (2.49m x 3.55m)

BEDROOM THREE

8' 9" x 10' 5" (2.66m x 3.17m)

FAMILY BAHTROOM

12' 3" x 9' 5" (3.73m x 2.88m)

TOTAL SQUARE FOOTAGE

Total floor area: 116 sq.m (1248 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

11' 8" x 7' 9" (3.56m x 2.36m)

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, fridge and freezer, all carpets curtains, blinds and light fittings and fitted wardrobes in all bedrooms.

ADDITIONAL INFORMATION

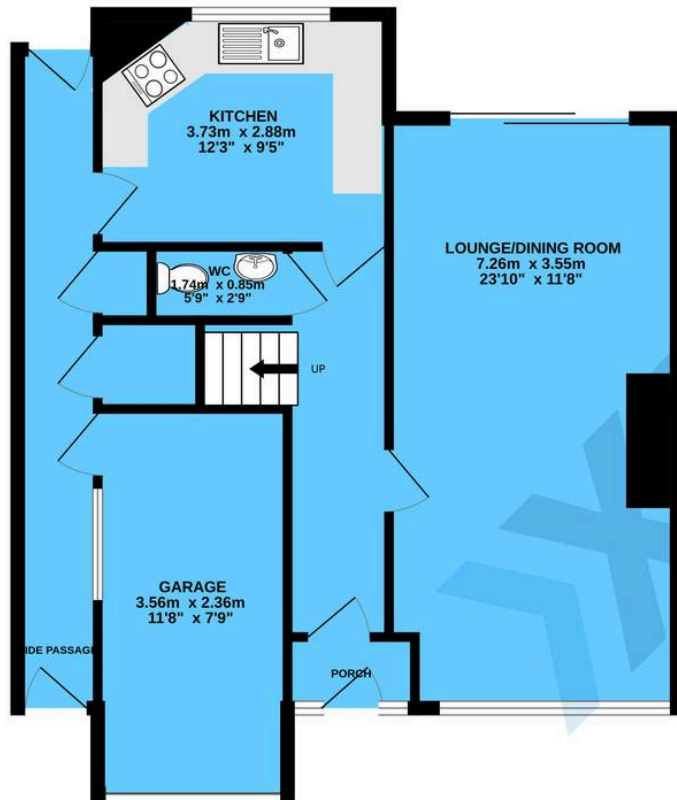
Services – Mains gas, electricity and water on a meter
Loft Space – with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

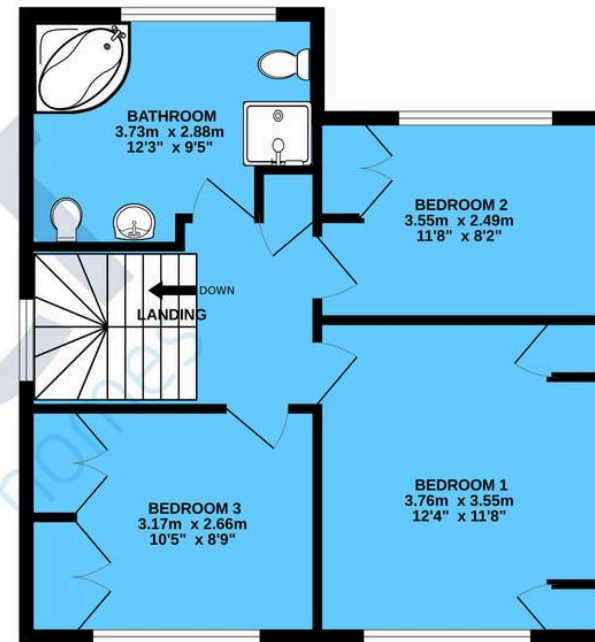
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 116.0 sq.m. (1249 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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