



Trehern Close, Knowle

Guide Price £610,000





PROPERTY OVERVIEW

Presenting this exceptional four-bedroom detached property located within a peaceful cul-de-sac setting, we are delighted to introduce a residence offering a wealth of desirable features and potential. Boasting a south-facing landscaped rear garden, this property affords an aspect which must be viewed to be fully appreciated. Upon entering the property, one is greeted by an entrance hallway that provides access to the various living areas. The ground floor comprises a well-proportioned living room, a separate dining room, conservatory, and a breakfast kitchen which leads to a practical utility, creating a versatile layout that caters to family requirements. Completing this level is a convenient guest WC, adding practicality to the space. Ascending the staircase to the first floor, four bedrooms await, providing ample accommodation for a growing family or those seeking additional living space. A contemporary family bathroom serves the upper level, ensuring functionality and comfort for every-day living.





One of the standout features of this property is the coveted south-facing rear garden, a secluded oasis that offers both sunlight and privacy. With an open aspect, the garden provides a serene backdrop for outdoor relaxation, entertaining guests, or simply enjoying the beauty of nature. Encompassing the practical aspects of daily life, the property benefits from a block paved driveway leading to a tandem garage, ensuring ample parking space for residents and visitors alike. Additionally, being offered to the market with no upward chain, this property presents an opportunity for a seamless transition to its new owners. In conclusion, this property represents a rare find in today's competitive market. With its desirable location, flexible living spaces, and charming south-facing garden, this residence offers a harmonious blend of comfort and functionality. An inspection is highly recommended to fully appreciate the unique appeal and potential of this distinguished property.

- Offered To The Market With No Upward Chain
- Four Bedroom Detached Property Benefiting From A South Facing Rear Garden
- Set Within A Quiet Cul-De-Sac Location
- Block Paved Driveway With Access To Tandem Garage
- Living Room, Dining Room, Conservatory, Plus Breakfast Kitchen All Accessed Off Entrance Hallway With Guest WC
- Four Bedrooms Plus Family Bathroom To First Floor
- South Facing And Private Rear Garden With Open Aspect Which Must Be Viewed





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



PORCH

ENTRANCE HALLWAY

WC

6' 6" x 3' 7" (1.98m x 1.09m)

LIVING ROOM

17' 0" x 12' 3" (5.18m x 3.73m)

DINING ROOM

14' 3" x 10' 3" (4.34m x 3.12m)

CONSERVATORY

BREAKFAST KITCHEN

14' 3" x 10' 3" (4.34m x 3.12m)

UTILITY

FIRST FLOOR

BEDROOM ONE

14' 6" x 11' 3" (4.42m x 3.43m)

BEDROOM TWO

13' 6" x 8' 9" (4.11m x 2.67m)

BEDROOM THREE

11' 6" x 7' 3" (3.51m x 2.21m)

BEDROOM FOUR

9' 6" x 7' 6" (2.90m x 2.29m)

BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)



OUTSIDE THE PROPERTY

TANDEM GARAGE

TOTAL SQUARE FOOTAGE

135.0 sq.m (1453 sq.ft) approx.

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, dishwasher, all carpets, curtains, blinds and fixed light fittings, two garden sheds and electric garage door.

ADDITIONAL INFORMATION

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

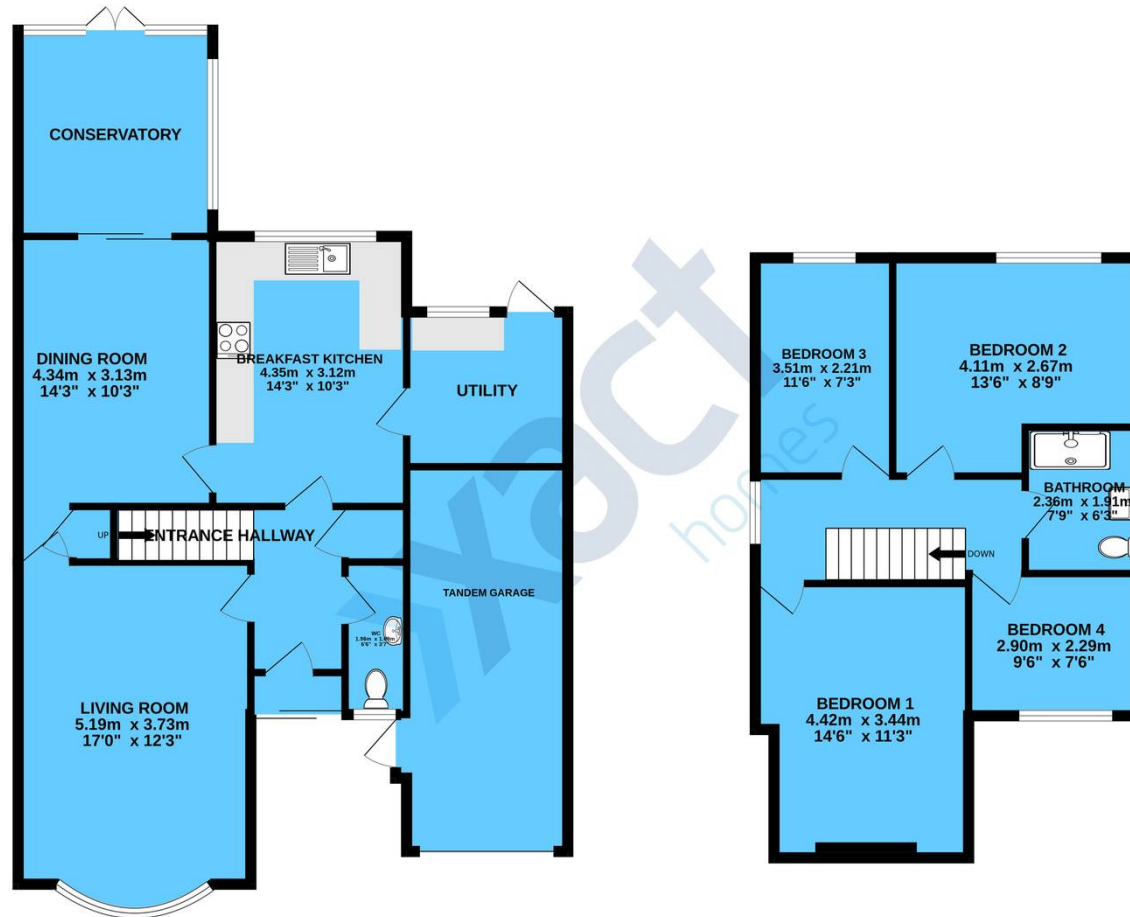
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 135.0 sq.m. (1453 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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