



Needhill Close, Knowle

Guide Price £375,000



PROPERTY OVERVIEW

Located within the highly sought-after cul-de-sac of Knowle, this beautifully presented and extended two-bedroom semi-detached property is a rare find. Offered with no upward chain, this home is ideal for those looking for a hassle-free move.

Upon arrival, you will be greeted by a block-paved driveway and garage providing parking for multiple vehicles, ensuring convenience for you and your guests.

Stepping inside, you will find a well-designed layout that seamlessly blends functionality with style. The ground floor features a living room with bay window to the front elevation, a breakfast kitchen with modern fittings, and a versatile study/playroom, offering flexibility to adapt the space to your needs. Internal access to the garage further adds to the convenience of daily living.

One of the highlights of this property is the conservatory, conveniently located off the kitchen provides an extra reception room. This bright and airy space allows natural light to flood in, creating a peaceful retreat within your home. Whether used for dining, relaxing, or entertaining, the conservatory offers a seamless connection to the outdoors.





Moving upstairs, you will find two well-proportioned bedrooms both with fitted wardrobes and a family bathroom. Completing this property is the low-maintenance rear garden, providing a private outdoor space for you to enjoy. Whether you have a green thumb or prefer to relax in a tranquil setting, this garden offers the perfect backdrop for your lifestyle.

In summary, this property offers a rare opportunity to own a home in a prestigious location without the stress of a property chain. With its modern design, versatile layout, and convenient features, this semi-detached residence is sure to impress even the most discerning buyers. Don't miss your chance to make this house your home. Contact us today to arrange a viewing.



- No Upward Chain
- Beautifully Presented And Extended Two Bedroom Semi Detached
- Located Within A Highly Sought After Cul-De-Sac Of Knowle
- Set Behind Block Paved Driveway Providing Parking For Multiple Vehicles
- Living Room, Breakfast kitchen And Study / Play Room Plus Internal Access To Garage
- Conservatory Conveniently Located Off Kitchen
- 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

HALL

LIVING ROOM

19' 9" x 14' 11" (6.01m x 4.54m)

BREAKFAST KITCHEN

18' 2" x 9' 2" (5.54m x 2.79m)

CONSERVATORY

11' 3" x 10' 8" (3.42m x 3.24m)

STUDY / PLAYROOM

12' 8" x 8' 5" (3.86m x 2.57m)

FIRST FLOOR

BEDROOM ONE

16' 0" x 11' 11" (4.88m x 3.64m)

BEDROOM TWO

12' 8" x 11' 7" (3.86m x 3.54m)

BATHROOM

8' 8" x 8' 1" (2.63m x 2.47m)

TOTAL SQUARE FOOTAGE

Total floor area: 126.8 sq.m. = 1365 sq.ft. approx.



OUTSIDE THE PROPERTY

GARAGE

17' 3" x 8' 5" (5.26m x 2.57m)

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge and washing machine, all carpets, curtains blinds and light fittings, garden shed.

ADDITIONAL INFORMATION

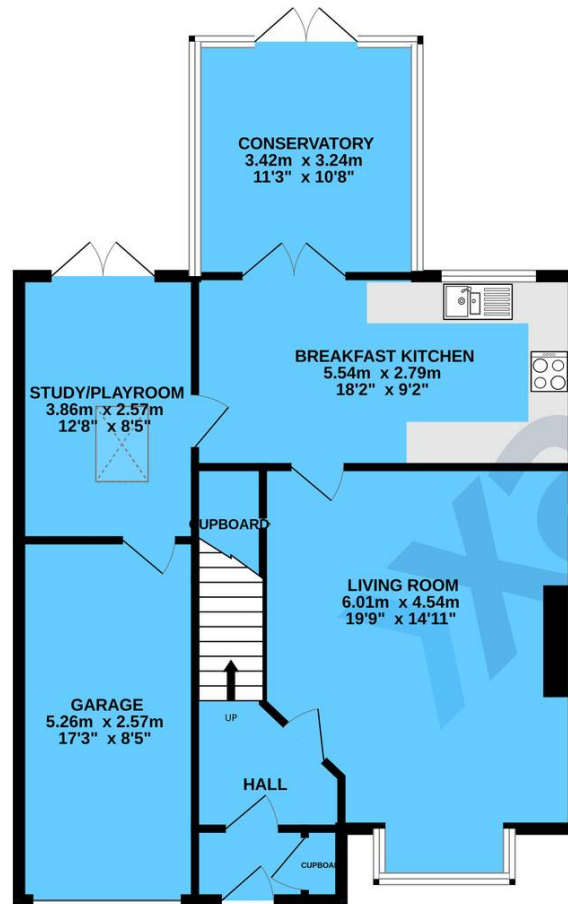
Services - Mains gas, electricity and water on a meter.
Loft - Boarded with ladder and lighting Broadband - Virgin Media

MONEY LAUNDERING REGULATIONS

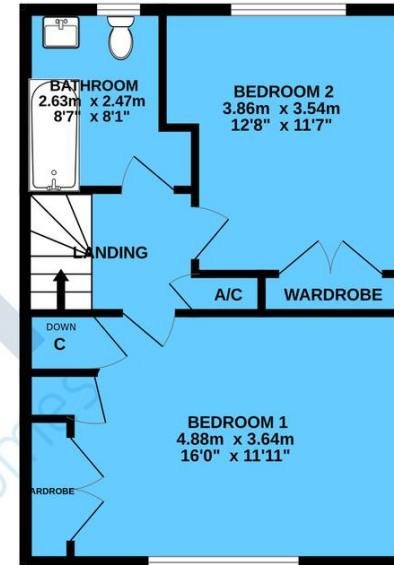
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 126.8 sq.m. (1365 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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