



## Falkwood Grove, Knowle

Guide Price £630,000

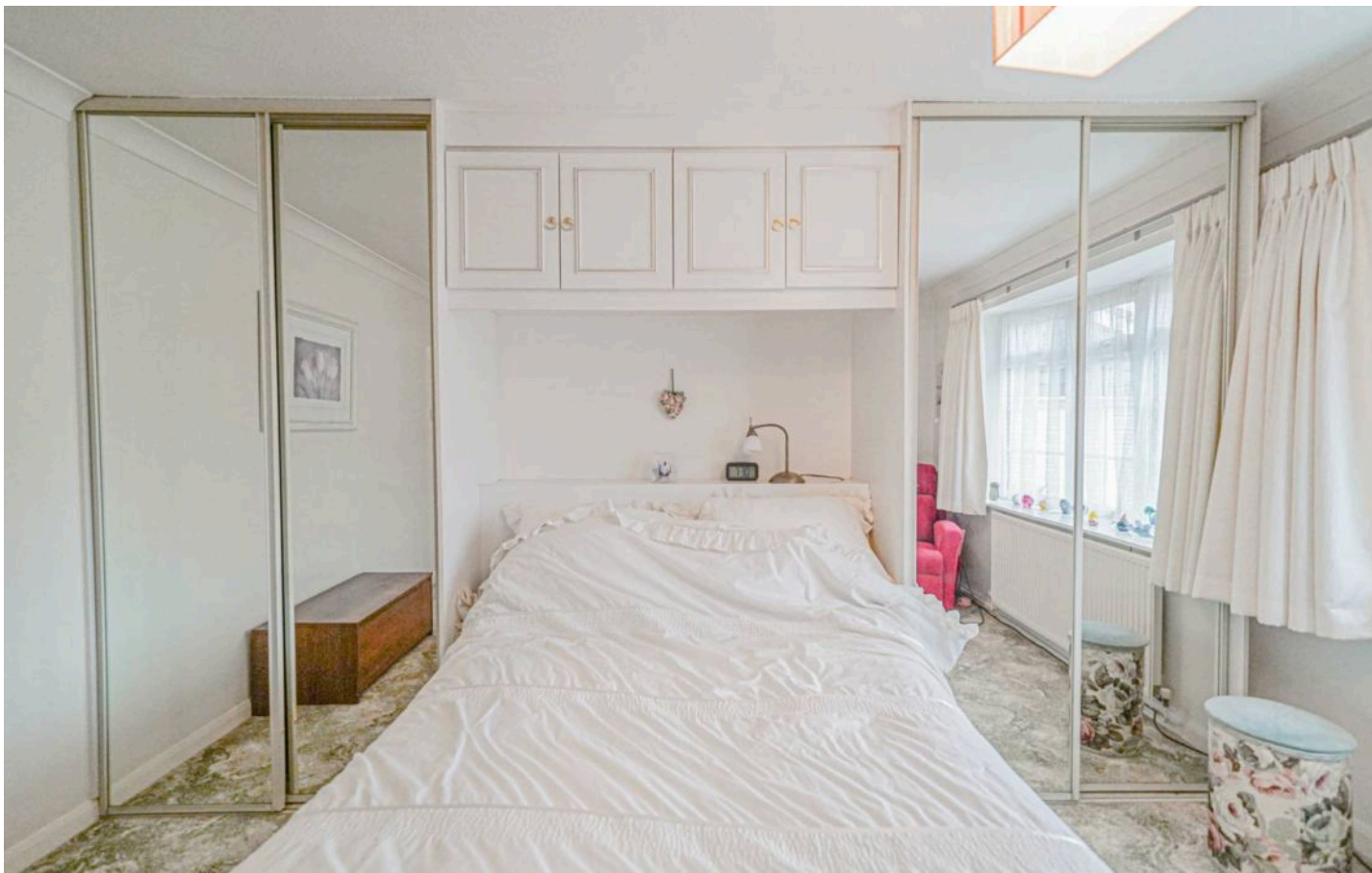




## PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac, this charming three bedroom detached bungalow offers a rare opportunity for those seeking a tranquil abode. The property is presented to the market with no upward chain; however, it is currently awaiting probate approval. A well-maintained block paved driveway greets you upon arrival, providing ample parking space and leading to a detached double garage, perfect for storing vehicles and / or utilising for storage. Inside, an inviting entrance porch and hallway give way to a spacious breakfast kitchen, a bright living room at the rear of the property, and a separate bathroom for added convenience. The principal bedroom boasts an en-suite for a touch of luxury, while a further double bedroom and a third bedroom—currently utilised as a dining room—complete the sleeping quarters.





Step outside and an outstanding garden awaits. Enjoy the sunlit South Easterly facing rear garden, meticulously landscaped to perfection, providing a serene setting for relaxation. Discover a delightful greenhouse nestled to the side, perfect for cultivating your favourite plants or enjoying a spot of gardening. Whether you're looking to entertain guests, bask in the sunshine, or simply unwind in a private sanctuary, this property's outdoor space offers endless possibilities for creating cherished memories with loved ones. Don't miss the opportunity to make this three bedroom and exceptional bungalow your own located within a most quiet cul-de-sac of Knowle.

#### 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





- Three Bedroom Detached Bungalow Located Within A Quiet Cul-De-Sac
- Offered To The Market With No Upward Chain, The Property Is Currently Subject To Probate Which Has Yet To be Granted
- Set Behind A Block Paved Driveway Providing Ample Parking And Leading To A Detached Double Garage
- Entrance Porch And Entrance Hallway Leading To A Breakfast Kitchen, Living Room To the Rear And Separate Bathroom
- Principal Bedroom With En-Suite, Further Double Bedroom Plus A Third Bedroom Which Is Currently Used As A Dining Room
- Outstanding South Easterly Facing Rear Garden Which Has Been Beautifully Landscaped With Greenhouse To The Side



**ENTRANCE HALL**

**BREAKFAST KITCHEN**

13' 0" x 12' 0" (3.95m x 3.65m)

**LIVING ROOM**

18' 6" x 12' 2" (5.65m x 3.70m)

**PRINCIPAL BEDROOM**

13' 0" x 11' 6" (3.95m x 3.50m)

**ENSUITE**

7' 3" x 4' 11" (2.20m x 1.50m)

**BEDROOM TWO**

12' 1" x 8' 10" (3.68m x 2.70m)

**BEDROOM THREE / DINING ROOM**

11' 10" x 10' 2" (3.60m x 3.10m)

**BATHROOM**

6' 11" x 5' 7" (2.10m x 1.70m)

**DOUBLE GARAGE**

16' 1" x 16' 1" (4.91m x 4.90m)

**TOTAL SQUARE FOOTAGE**

86.0 sq.m (926 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, washing machine, tumble dryer, some carpets, some curtains, some blinds, some light fittings, fitted wardrobes in two bedrooms, electric garage door and greenhouse.

#### **ADDITIONAL INFORMATION**

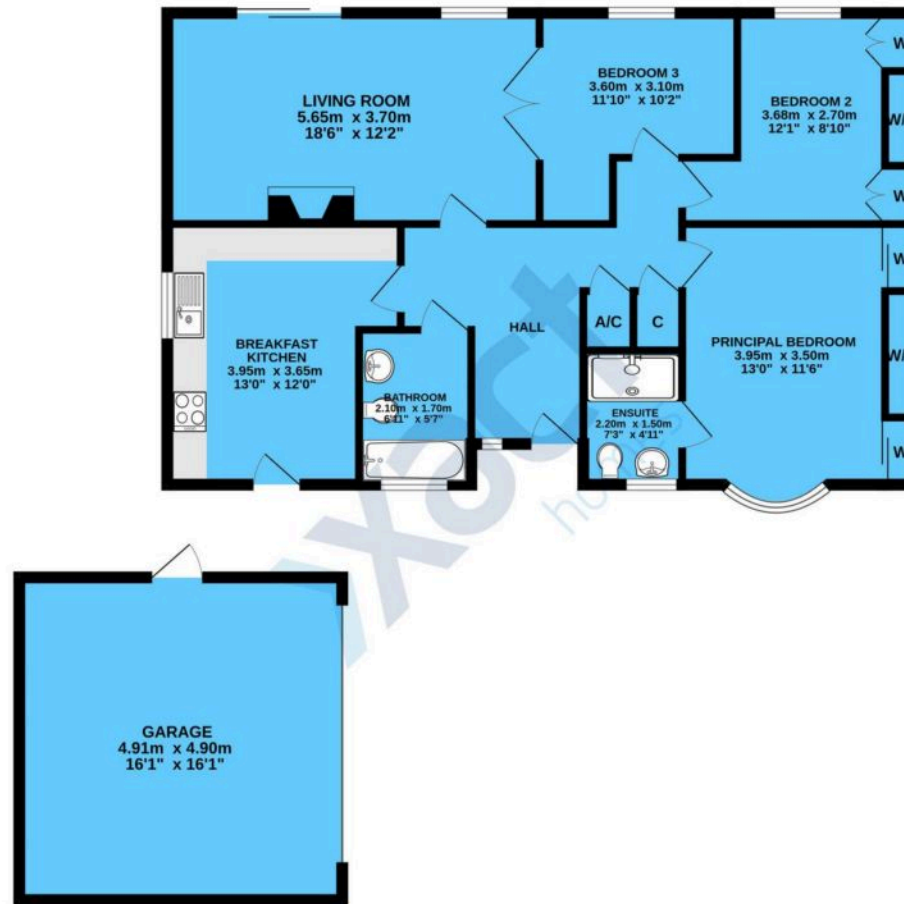
Services - mains water, sewers and electricity.  
Broadband - ADSL copper wire. Gas central heating.

#### **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



TOTAL FLOOR AREA: 86.0 sq.m. (926 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

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