



Widney Road, Knowle

In Excess of £500,000





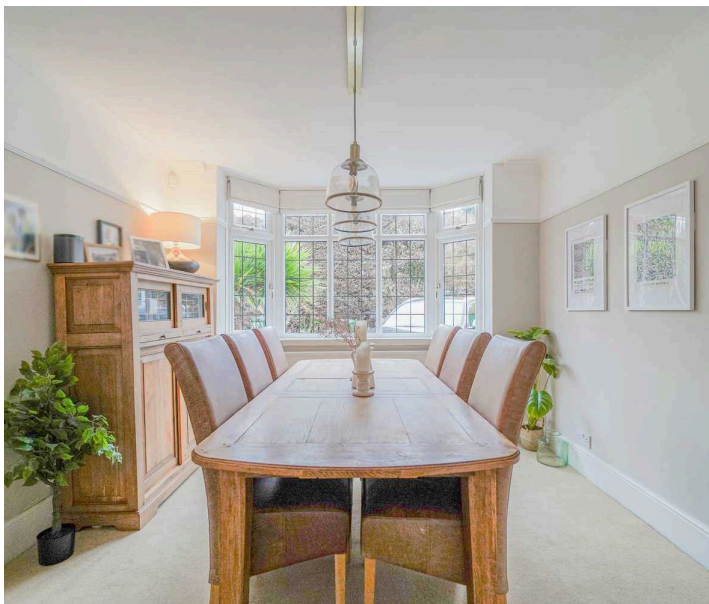
## PROPERTY OVERVIEW

Introducing a meticulously maintained and thoughtfully extended three-bedroom traditional semi-detached property, perfectly situated in the esteemed Arden Academy catchment.

Upon entering the property, one is greeted by the spacious and light-filled dual aspect through lounge diner which is located off the main hallway. This inviting space is further enhanced by French doors that lead out to the rear garden, providing effortless indoor-outdoor flow. The extended kitchen diner offers ample space for dining and entertaining while boasting picturesque views over the south-facing garden.

The ground floor of the property is serviced by a convenient W/C, useful study, and a full-size single garage, catering to the practical needs of modern living.

Ascending to the first floor, two generously proportioned double bedrooms await which offer both style and functionality. Additionally, a third single bedroom, ideal for use as a walk-in wardrobe or nursery, provides versatility to the living arrangements. The bathroom on this floor features both a luxurious bath and a separate shower, providing a relaxing sanctuary for unwinding after a long day.



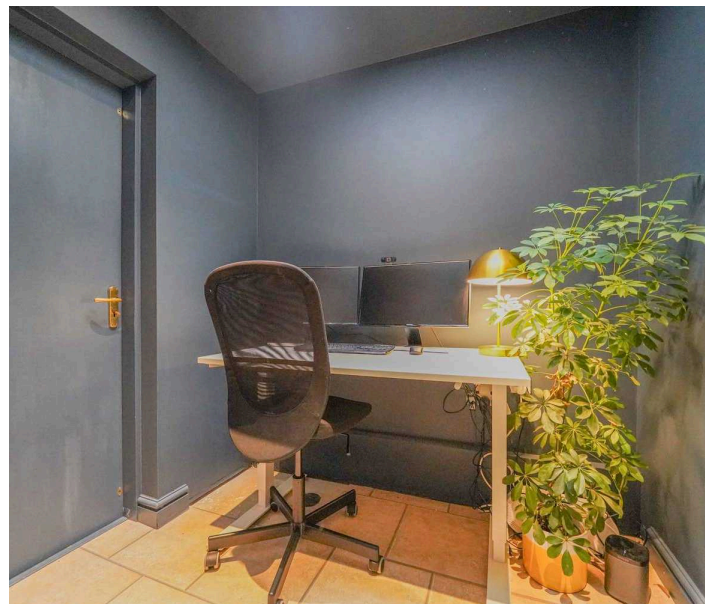
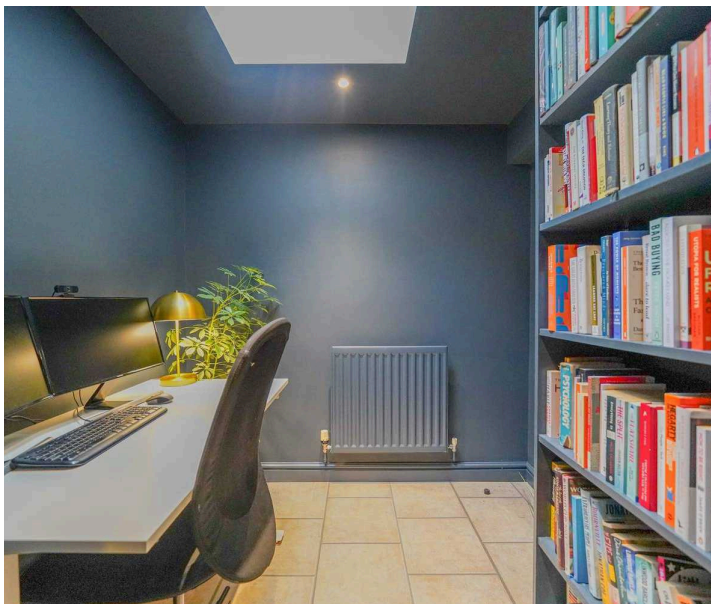


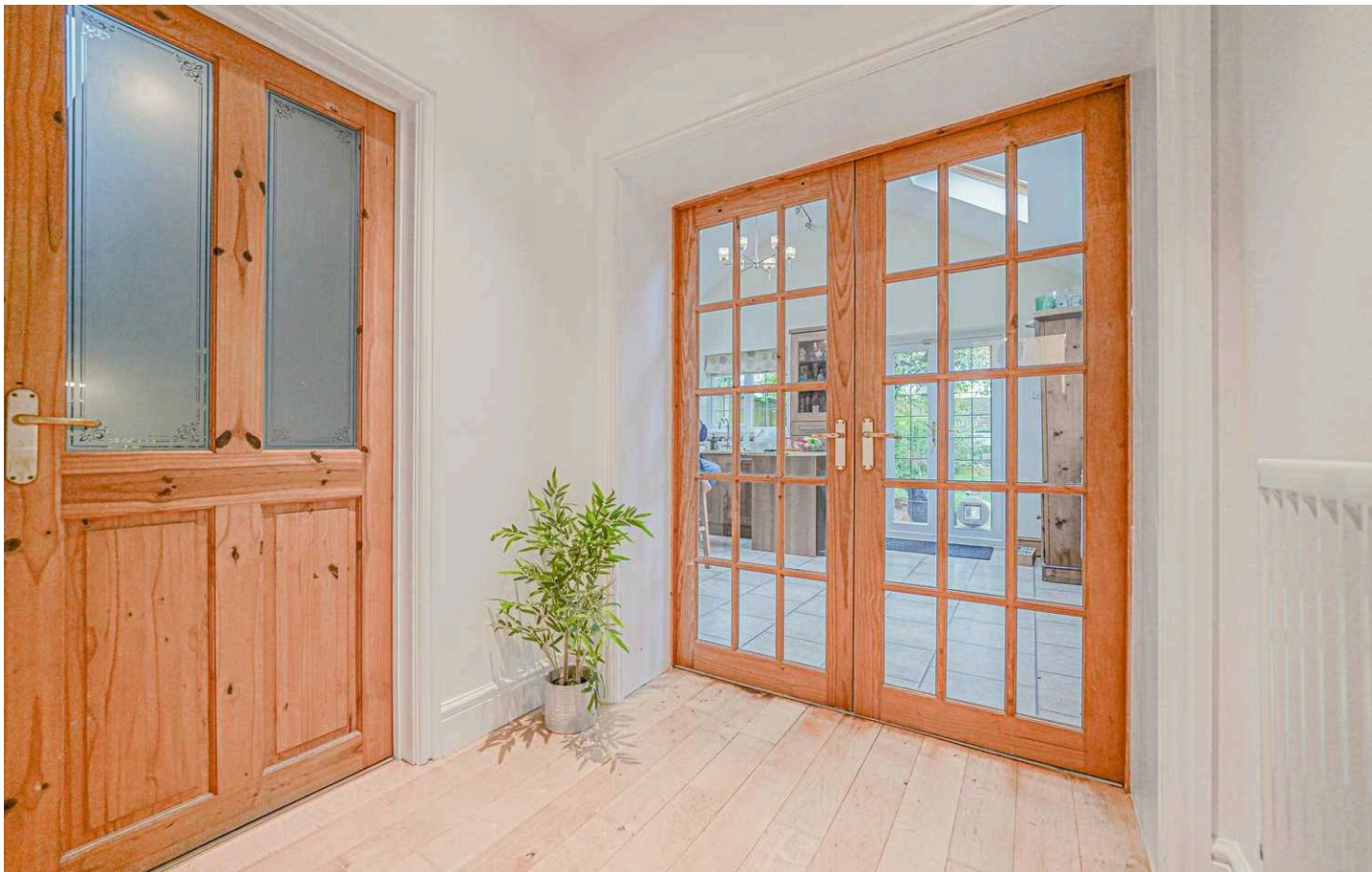
Externally, this property boasts a large south-facing garden, offering ample patio space for al fresco dining and outdoor leisure activities.

Situated in the prestigious Arden Academy catchment, this property benefits from its sought-after location, which provides access to a range of exceptional educational facilities. Additionally, the local area offers an array of amenities, including shops, restaurants, and recreational spaces, ensuring convenience and enjoyment for residents of all ages.

The property also benefits from planning permission for a single storey rear dining room extension - planning number PL/2024/00463/MINFHO

In conclusion, this three-bedroom extended traditional semi-detached property presents a unique opportunity to acquire a home of both quality and distinction in a highly desirable location. With its tasteful interior, well-appointed living spaces, and enchanting garden, this property offers the epitome of sophisticated living for discerning buyers seeking a residence that effortlessly combines style and practicality.



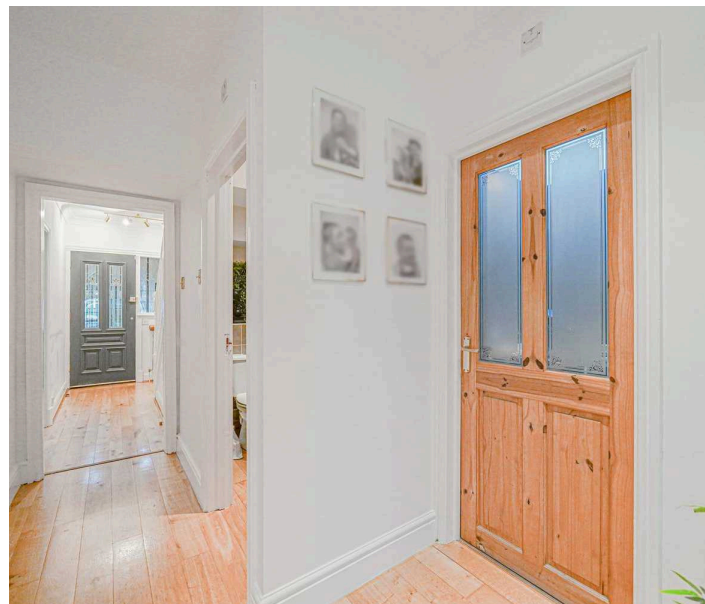


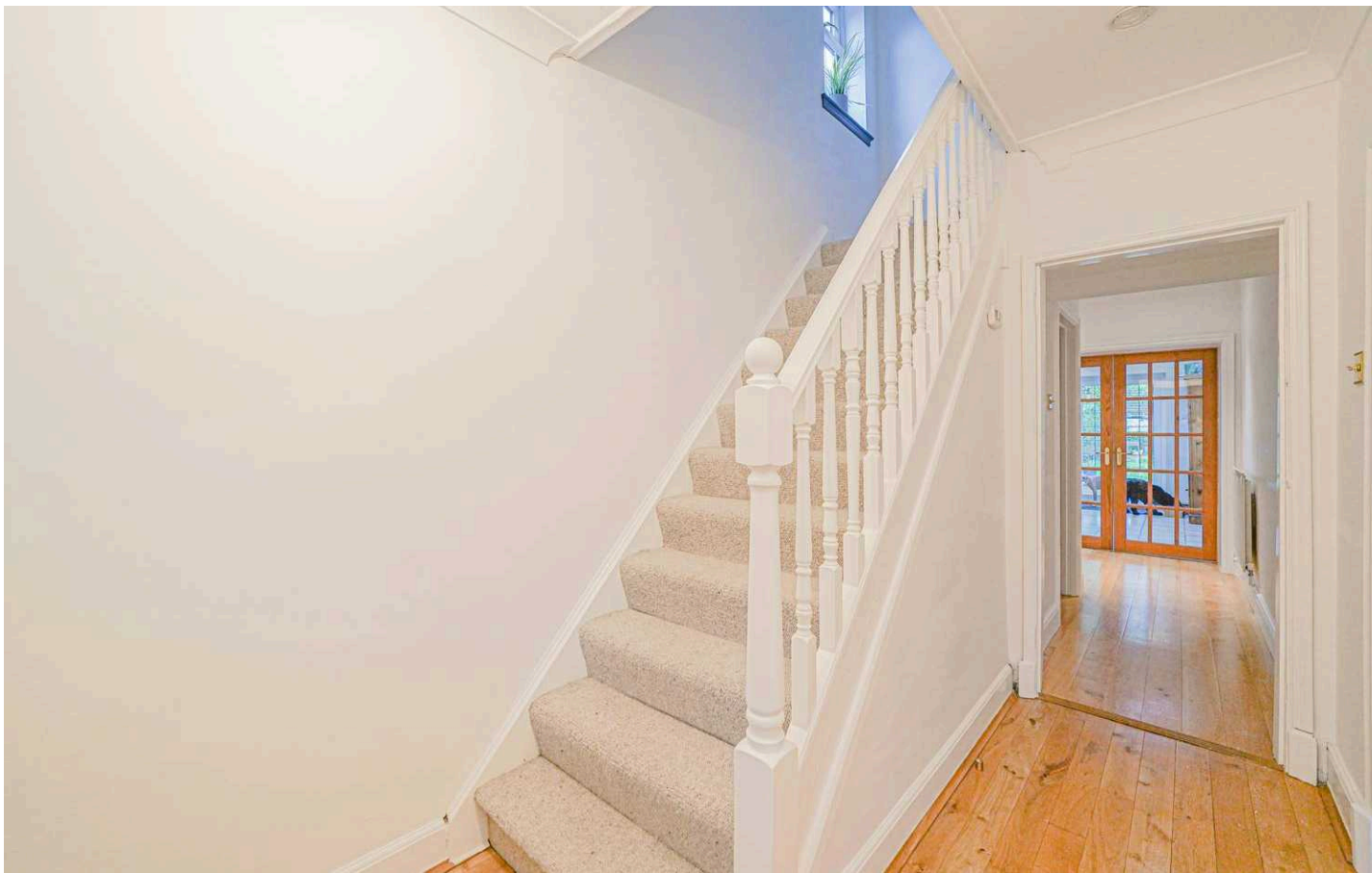
#### PROPERTY LOCATION

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.

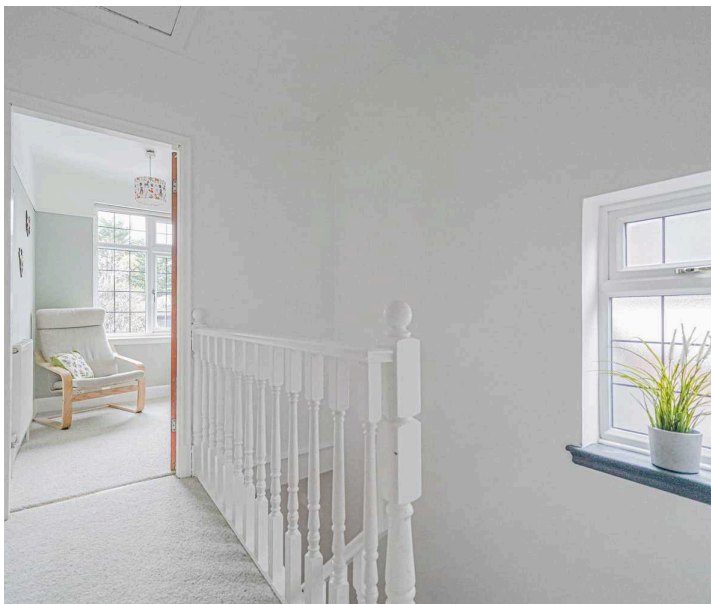
Council Tax band: D

Tenure: Freehold





- Three Bedroom Extended Traditional Semi-Detached Property
- Large Dual Aspect Through Lounge Diner With French Doors
- Extended Kitchen Diner With Views Over The South Facing Garden
- Downstairs The Property Is Serviced By A W/C, Study & Full Size Single Garage
- Two Double Bedrooms
- Third Single Bedroom Or Walk-In Wardrobe
- Bathroom With Both A Bath & Separate Shower
- Large South Facing Garden With Ample Patio Space
- Located In The Esteemed Arden Academy Catchment





**PORCH**

**ENTRANCE HALL**

**WC**

**LOUNGE DINER**

26' 8" x 10' 10" (8.12m x 3.30m)

**KITCHEN DINER**

14' 6" x 14' 2" (4.41m x 4.33m)

**STUDY**

7' 3" x 6' 2" (2.21m x 1.87m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 3" x 10' 8" (4.34m x 3.25m)

**BEDROOM TWO**

12' 9" x 9' 10" (3.88m x 2.99m)

**BEDROOM THREE**

7' 7" x 6' 3" (2.31m x 1.91m)

**BATHROOM**

8' 6" x 7' 4" (2.59m x 2.24m)

**TOTAL SQUARE FOOTAGE**

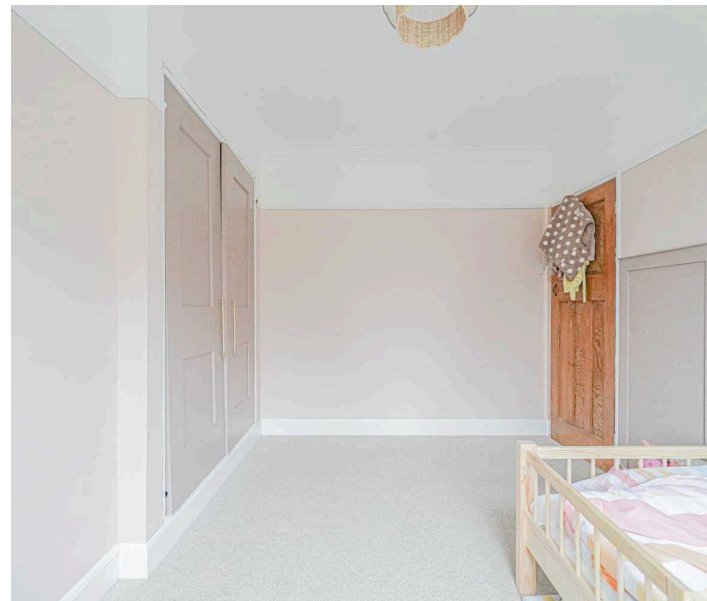
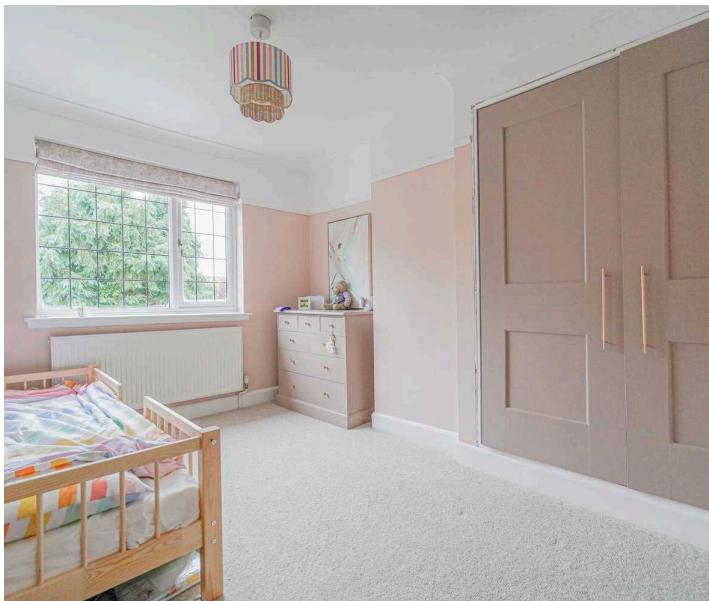
119.6 sq.m (1287 sq.ft) approx.

**INTEGRAL GARAGE**

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**





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

Integrated Hotpoint oven, integrated Neff hob, Elica kitchen extractor, fridge/freezer, Siemens dishwasher, Hotpoint washing machine and tumble dryer, all carpets, all curtains, all blinds, all light fittings, garden shed and a 2022 Project EV 7KW electric car charger.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - BT - fibre optic. Loft space is boarded and has a ladder and lighting.

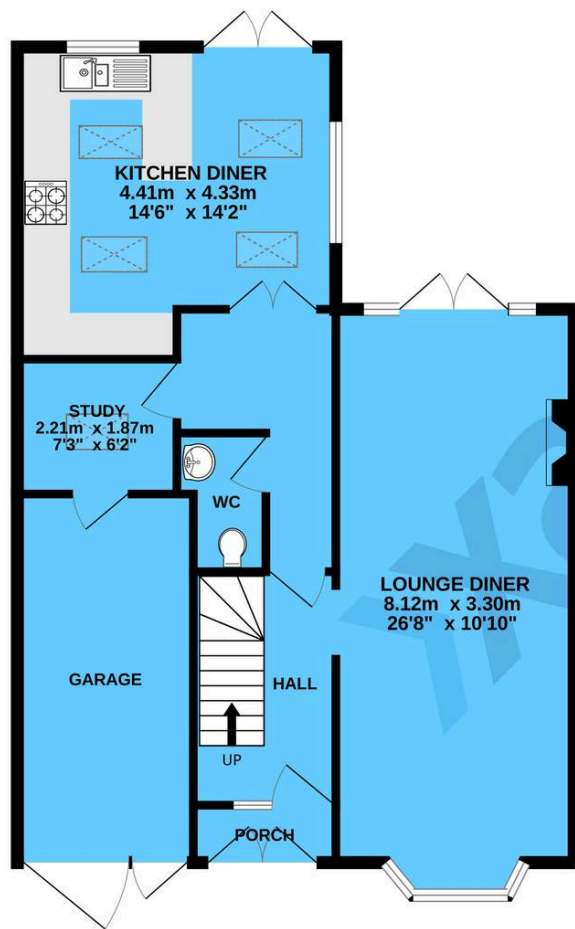
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

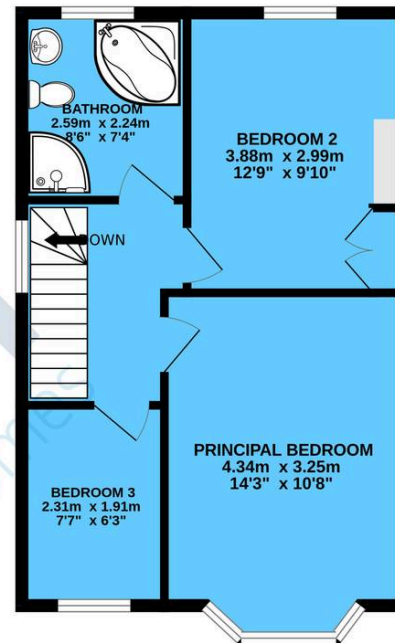




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 119.6 sq.m. (1287 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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