



Newton Road, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Situated in a tranquil road within walking distance to Knowle Village, this three-bedroom extended detached house offers a perfect blend of comfort and convenience. Set behind a block-paved driveway, the property boasts ample parking along with a single garage for added convenience.

Upon entering the house, you are greeted by a welcoming entrance hallway leading to all ground floor accommodations. The spacious dual-aspect reception room is flooded with natural light and flows seamlessly into a charming conservatory, providing a perfect setting for relaxation and entertaining. The extended breakfast kitchen is a focal point of the home, offering modern amenities and ample space for culinary enthusiasts.



Ascending to the first floor, you will find three well-proportioned bedrooms, two of which feature fitted wardrobes offering practical storage solutions. The bedrooms are serviced by a family bathroom complete with a bath and a separate walk-in shower, catering to various lifestyle needs.



The property also features a landscaped garden, showcasing a large patio area perfect for alfresco dining or simply enjoying the outdoors. The garden leads down to the tranquil Purnells Brook, adding a touch of serenity to the outdoor space.

Presented to the market with no upward chain, this home is an ideal opportunity for those seeking a hassle-free move. Furthermore, its location within the coveted Arden Academy catchment area adds an extra layer of appeal for families with school-aged children.

Enviably positioned just moments away from Knowle Village, residents will benefit from easy access to a plethora of amenities including shops, cafes, and local conveniences. With outstanding potential to tailor to individual preferences and lifestyle needs, this property offers a superb opportunity to acquire a quality home in a sought-after location.





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: E

Tenure: Freehold





- Three Bedroom Extended Detached House Located In A Quiet Road Walking Distance To Knowle Village
- Set Behind A Block Paved Driveway Providing Ample Parking Leading To A Single Garage
- All Ground Floor Accommodation Accessed Via Entrance Hallway With One Large Dual Aspect Reception Room Leading To A Conservatory And An Extended Breakfast Kitchen
- To The First Floor Are Three Excellent Bedrooms Two Of Which Benefit From Fitted Wardrobes All Of Which Are Serviced By A Family Bathroom With Both Bath And Separate Walk In Shower
- Excellent Landscaped Garden With A Large Patio Which Leads Down To Purnells Brook
- Offered To The Market With No Upward Chain And Located Within The Arden Academy Catchment Area
- A Superb Home With Great Potential Located Seconds Away From Knowle Village And All Of Its Amenities



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

16' 9" x 12' 10" (5.10m x 3.90m)

RECEPTION ROOM

25' 11" x 11' 6" (7.90m x 3.50m)

CONSERVATORY

9' 1" x 8' 10" (2.78m x 2.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

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

BEDROOM TWO

12' 10" x 12' 0" (3.90m x 3.65m)

BEDROOM THREE

9' 2" x 7' 10" (2.80m x 2.40m)

BATHROOM

8' 6" x 7' 10" (2.58m x 2.40m)

OUTSIDE THE PROPERTY

GARAGE

16' 7" x 8' 4" (5.05m x 2.55m)

TOTAL SQUARE FOOTAGE

126.4 sq.m (1361 sq.ft) approx.

DRIVEWAY PARKING

LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

All fitted items, free standing cooker, fridge/freezer, dishwasher, garden shed, greenhouse, fitted wardrobes in three bedrooms, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft space - part boarded.

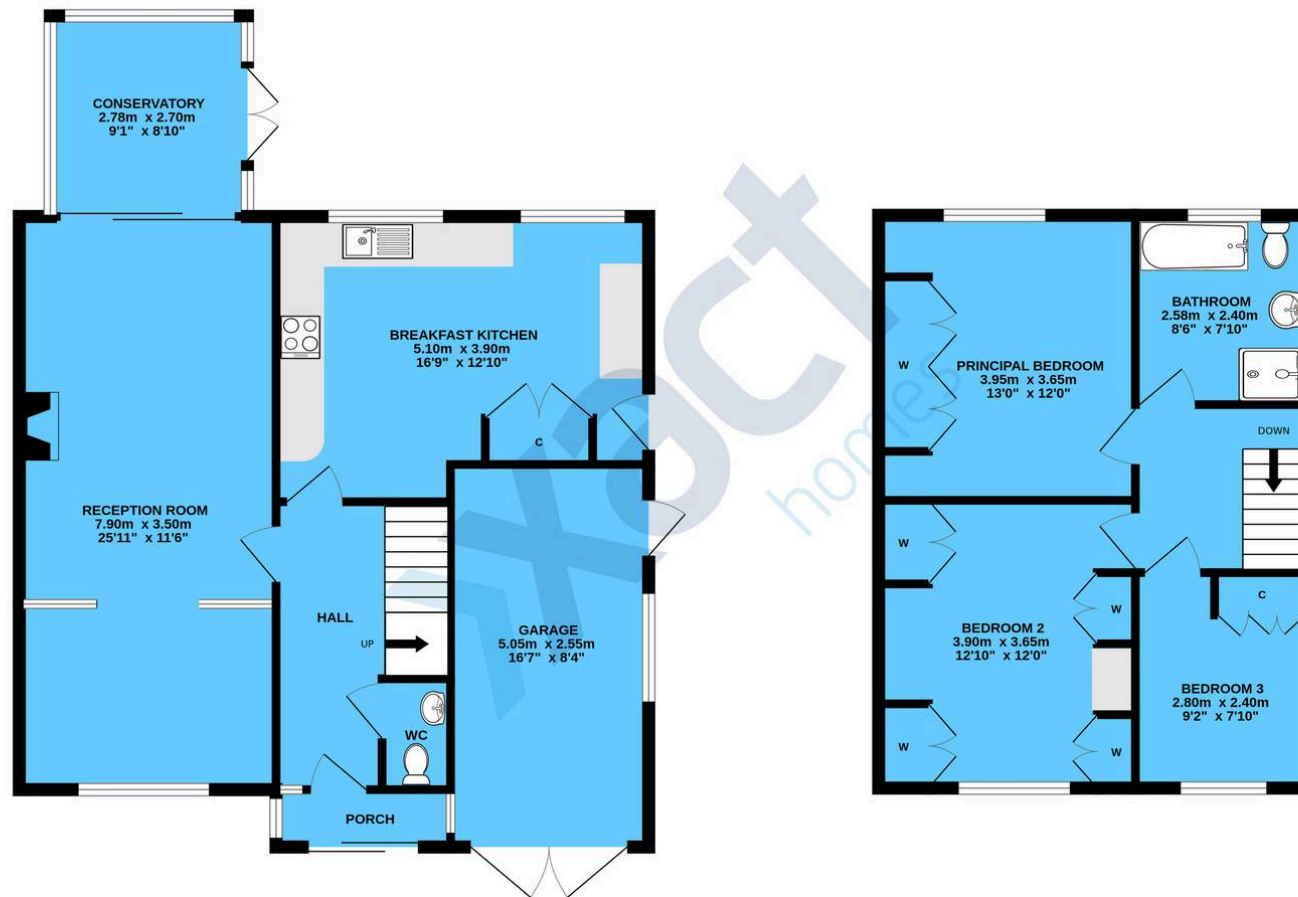
INFORMATION FOR POTENTIAL BUYERS

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 : 126.4 sq.m. (1361 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

