



Knightsbridge Road, Solihull

Guide Price £425,000







## PROPERTY OVERVIEW

Situated on a tranquil road, this charming three-bedroom semi-detached family home offers a peaceful retreat for its residents with NO UPWARD CHAIN. The property is accessed through a welcoming entrance hallway, leading to two generously proportioned reception rooms - a dining room and a living room, both bathed in natural light and featuring a cosy fireplace. The large kitchen boasts ample work surfaces and storage, catering to the needs of any culinary enthusiast. Upstairs, three spacious double bedrooms provide comfortable accommodation, complemented by a family bathroom and a separate toilet. The stunning south-facing rear garden presents a large patio area and expansive lawn, adorned with thriving shrubs, offering a delightful outdoor space for relaxation. Completing the property is a driveway at the front, leading to a convenient single garage. With the added potential for extension, subject to planning permission, this property provides an ideal opportunity to create a bespoke family residence in a sought-after location.





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Two Spacious Reception Rooms
- Large Kitchen
- Three Generously Sized Bedrooms
- Family Bathroom With Separate WC
- Stunning South-Facing Rear Garden
- Driveway & Single Garage







#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

11' 6" x 10' 10" (3.51m x 3.30m)

#### **DINING ROOM**

13' 9" x 10' 10" (4.19m x 3.30m)

#### **KITCHEN**

14' 5" x 9' 10" (4.39m x 3.00m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 11" x 10' 10" (4.24m x 3.30m)

#### **BEDROOM TWO**

11' 8" x 10' 10" (3.56m x 3.30m)

#### **BEDROOM THREE**

9' 4" x 8' 0" (2.84m x 2.44m)

#### **BATHROOM**

8' 2" x 5' 9" (2.49m x 1.75m)

#### **SEPARATE WC**

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

14' 9" x 8' 0" (4.50m x 2.44m)

#### **TOTAL SQUARE FOOTAGE**

105.4 sq.m (1135 sq.ft) approx.





## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **GARDEN WITH LARGE PATIO AREA**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, garden shed, all carpets, blinds and light fittings, some curtains and CCTV.

## **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - cable. Loft space - part boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

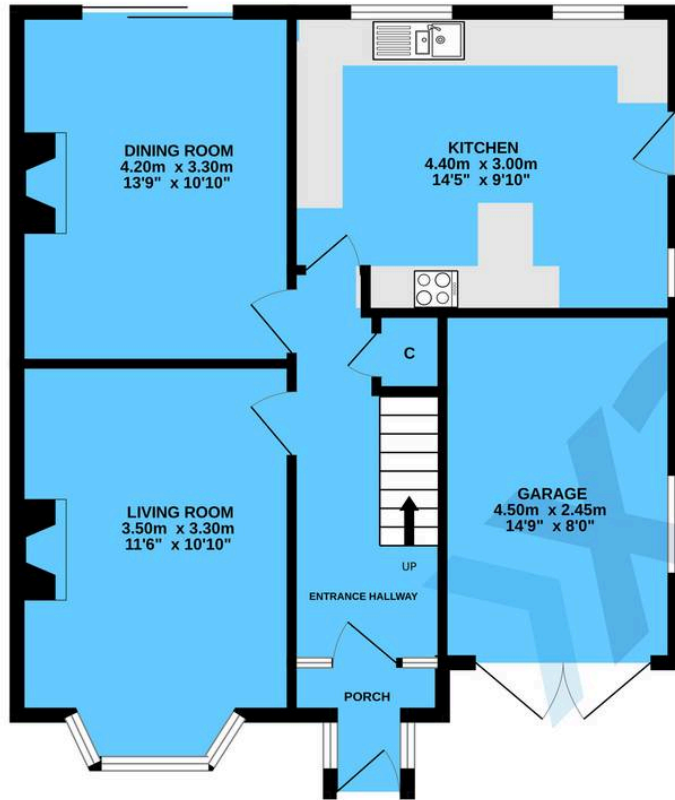
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



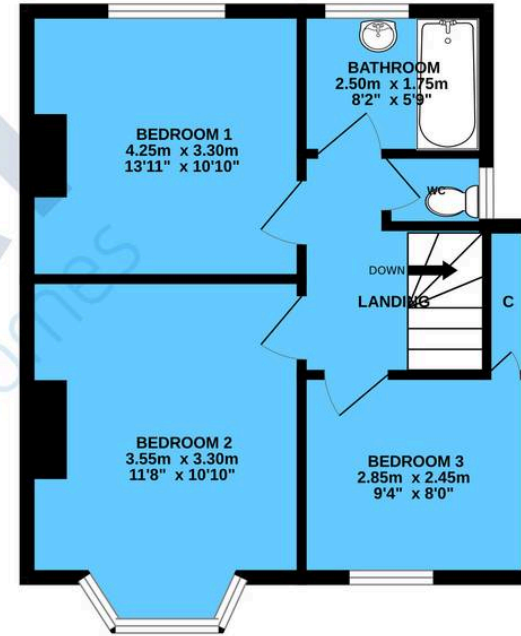




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 105.4 sq.m. (1135 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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