



Purnells Way, Knowle

Guide Price **£650,000**





PROPERTY OVERVIEW

We are delighted to present this exceptional four-bedroom detached property, situated on a substantial corner plot with the added benefit of no upward chain. Boasting an enviable location, this residence offers significant scope for extension and improvement, subject to the necessary planning permissions.

Upon arrival, the frontage impresses with a tarmac driveway and a well-maintained lawned foregarden that leads to a double tandem garage. The south-facing and private rear garden provides a tranquil retreat for outdoor relaxation and entertainment. In addition, a double gated access is located to the rear, providing the ability for additional car, boat or caravan storage.

Internally, the property is accessed via an inviting entrance hallway, leading to two reception rooms and a breakfast kitchen. The layout is thoughtfully designed to offer a seamless flow between the living spaces, creating an ideal environment for modern family living and entertaining. A guest cloakroom adds to the convenience on the ground floor.

Ascending the staircase, the first-floor accommodation comprises four generously proportioned bedrooms, all offering ample space for rest and relaxation. The family shower room serves all of the bedrooms.





One of the standout features of this property is the outstanding potential it presents to create a large family home. The ample space available both internally and externally provides a canvas for the discerning buyer to realise their vision for a bespoke residence tailored to their needs and lifestyle.

Nestled within the catchment area of the esteemed Arden Academy, this property offers an unparalleled opportunity to enjoy a prestigious educational environment for growing families. With its prime location and ample potential for enhancement and expansion, this property represents a rare find in today's market.

In conclusion, this four-bedroom detached property offers a harmonious blend of space, location, and potential, making it an ideal choice for discerning buyers seeking to create their dream family home. Arrange a viewing today to fully appreciate the possibilities that this property holds for the fortunate new owners.

- No Upward Chain
- Four Bedroom Detached Property Located On A Large Corner Plot
- Significant Scope For Extension And Improvement (STPP)
- South Facing And Private Rear Garden
- Set Behind Tarmacadam Driveway And Lawned Foregarden With Double Tandem Garage
- Two Reception Rooms Plus Breakfast Kitchen All Accessed Via Entrance Hallway With Guest Cloakroom
- Four Bedrooms And Family Shower Room
- Outstanding Potential To Create Large Family Home Located Within Arden Academy Catchment





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



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

14' 1" x 10' 2" (4.30m x 3.10m)

DINING ROOM

17' 5" x 10' 4" (5.30m x 3.15m)

LIVING ROOM

17' 1" x 12' 2" (5.20m x 3.70m)

INTEGRAL GARAGE

28' 8" x 9' 0" (8.75m x 2.75m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 7" x 10' 10" (4.45m x 3.30m)

BEDROOM TWO

13' 7" x 11' 6" (4.15m x 3.50m)

BEDROOM THREE

11' 6" x 7' 1" (3.50m x 2.15m)

BEDROOM FOUR

9' 4" x 7' 3" (2.85m x 2.20m)

SHOWER ROOM

7' 7" x 6' 3" (2.30m x 1.90m)

TOTAL SQUARE FOOTAGE

125.6 sq.m (1352 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING WITH ADDITIONAL VEHICLE STORAGE

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

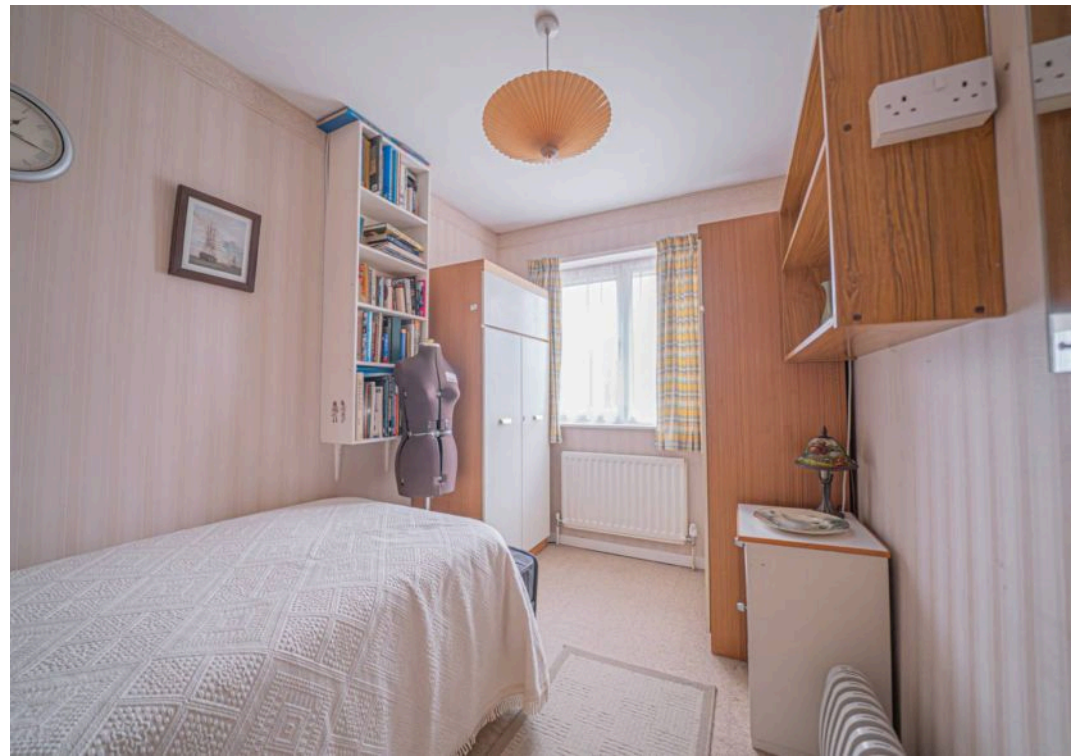
Items sold as seen.

ADDITIONAL INFORMATION

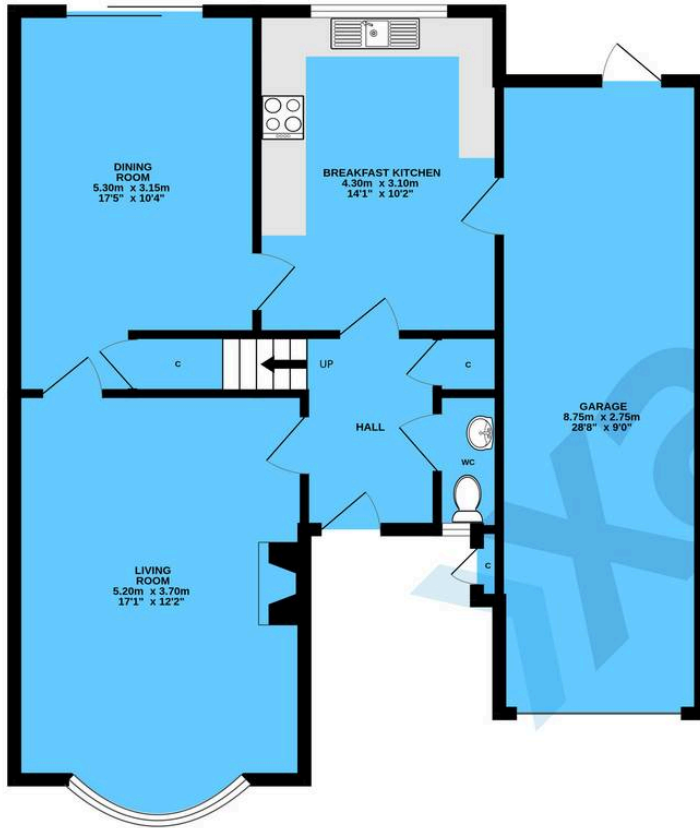
Services – direct mains water, sewers and electricity.
Broadband – ADSL copper wire. Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

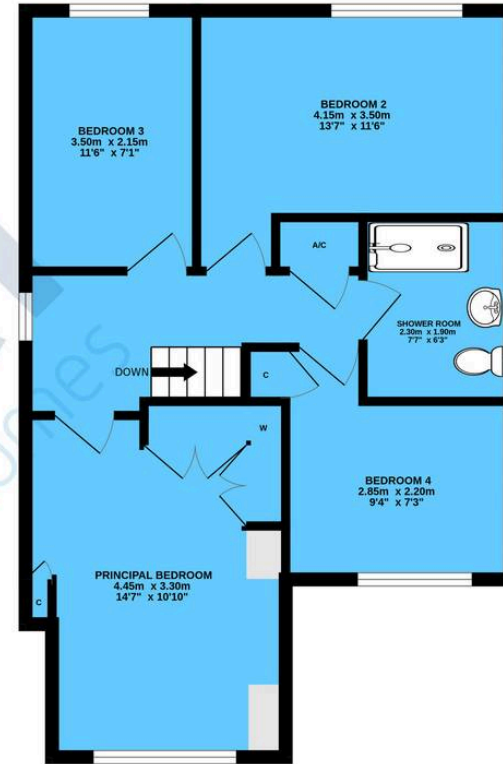
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 125.6 sq.m. (1352 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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