



Whitacre Road, Knowle

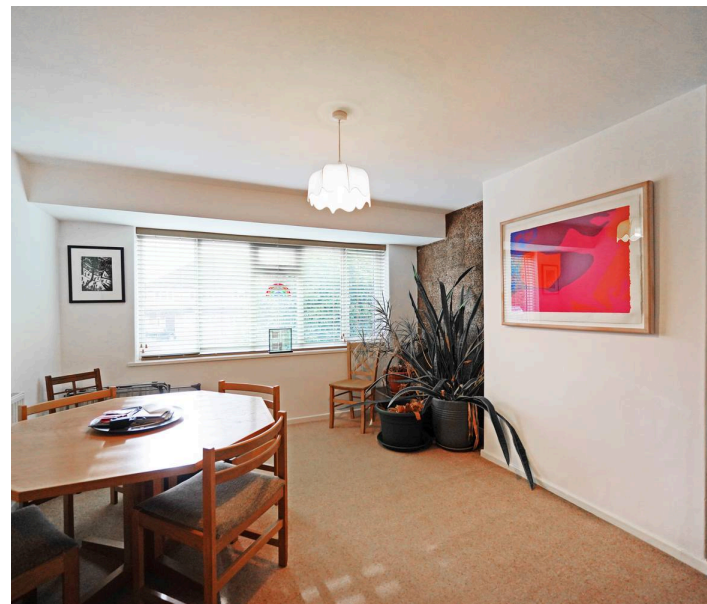
Guide Price £595,000





PROPERTY OVERVIEW

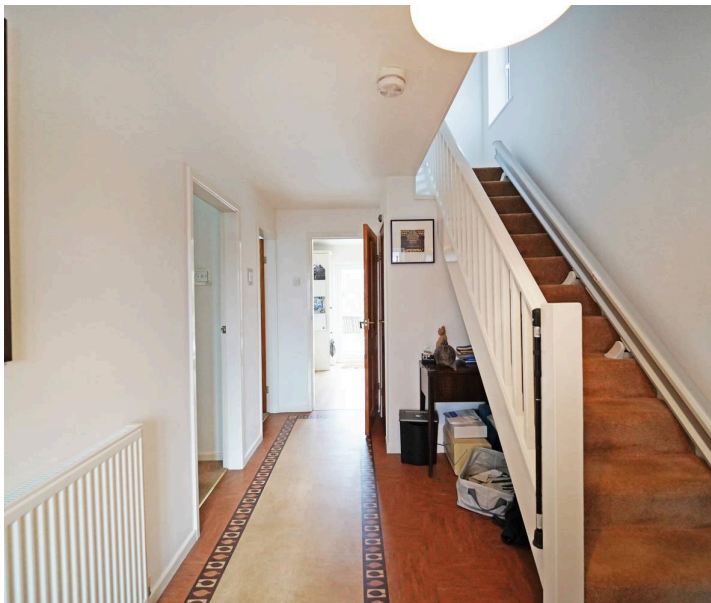
Presenting a charming four-bedroom semi-detached property located in a sought-after area within easy walking distance to Knowle High Street and Schools. Set behind a driveway and lawned foregarden, this traditional family home is for those seeking a peaceful yet convenient lifestyle. Upon entering, you are greeted by a spacious entrance hallway, setting the tone for the rest of the property. The extended breakfast kitchen is a highlight of this home, with ample space for dining and entertaining and patio doors leading to the rear garden. Off the entrance hallway flows the living room and dining room, making it ideal for both every-day living and hosting guests. The property boasts four double bedrooms, with three located on the first floor alongside a family bathroom, perfect for accommodating family members or guests. The fourth double bedroom is situated on the second floor, providing privacy and flexibility for various living arrangements. Additionally, a garage offers convenient parking and storage solutions, catering to the practical needs of modern living. The thoughtful design and layout ensure that every corner of the property is utilised efficiently, enhancing the overall living experience.





The landscaped and private rear garden is sure to captivate with its tranquil ambience, providing a serene outdoor space to unwind and enjoy the fresh air. Whether hosting a barbeque, gardening, or simply relaxing with a book, this area offers endless possibilities for enjoyment. With its proximity to local amenities, schools, and transport links, this residence presents an excellent opportunity to embrace a comfortable and convenient lifestyle. Don't miss the chance to make this property your own and experience all the comforts it has to offer. Schedule a viewing today to witness the charm and allure of this inviting home.

- Located Within Easy Walking Distance To Knowle High Street And Schools
- Four Bedroom Semi Detached Property Set Behind Driveway And Lawned Foregarden
- Large Entrance Hallway
- Extended Breakfast Kitchen
- Living Room And Dining Room
- Four Double Bedrooms, Three To First Floor With Family Bathroom And Bedroom To Second Floor
- Landscaped And Private Rear Garden





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



PORCH

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

16' 3" x 13' 0" (4.95m x 3.95m)

LIVING ROOM

14' 11" x 11' 10" (4.55m x 3.60m)

DINING ROOM

13' 1" x 11' 10" (4.00m x 3.60m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 14' 5" (4.40m x 4.40m)

BEDROOM TWO

13' 0" x 11' 10" (3.95m x 3.60m)

BEDROOM THREE

12' 10" x 11' 10" (3.90m x 3.60m)

BATHROOM

9' 8" x 7' 10" (2.95m x 2.40m)

SECOND FLOOR

BEDROOM FOUR

15' 5" x 15' 3" (4.70m x 4.65m)

TOTAL SQUARE FOOTAGE

Total floor area: 133.0 sq.m. = 1432 sq.ft. approx.



OUTSIDE THE PROPERTY

GARAGE

12' 10" x 7' 10" (3.90m x 2.40m)

LANDSCAPED AND PRIVATE REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, a garden shed and an electric garage door.

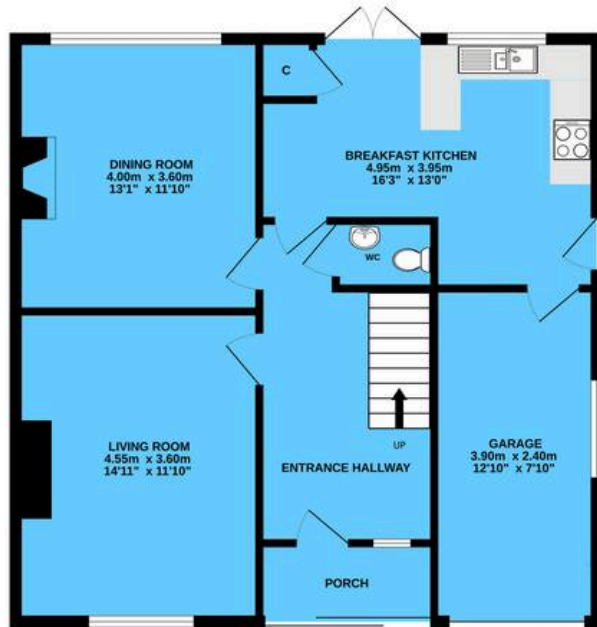
ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT.

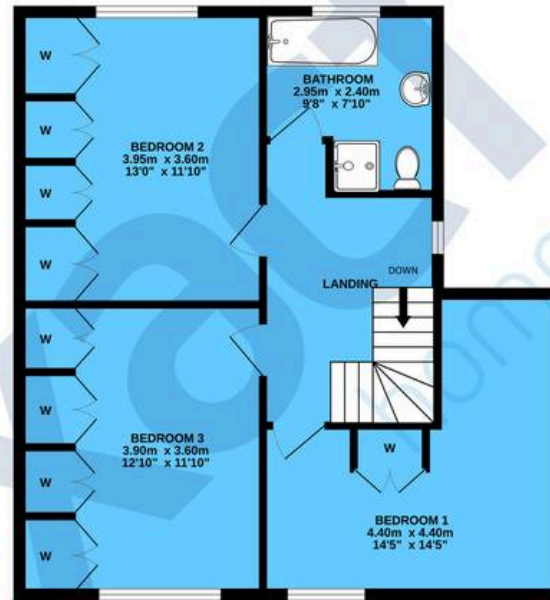
INFORMATION FOR POTENTIAL BUYERS

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.

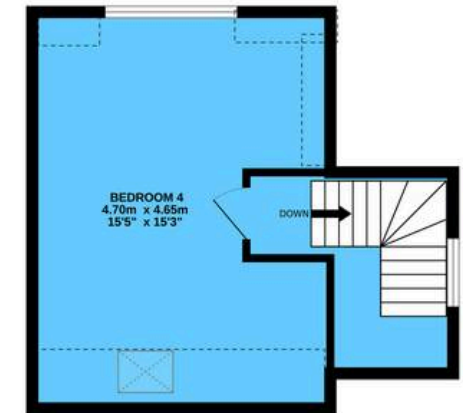
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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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