



Ullenhall Road, Knowle

Guide Price £435,000





PROPERTY OVERVIEW

Nestled in the sought-after area of Knowle is this impeccably presented three-bedroom, one-bathroom semi-detached house which has been thoughtfully modernised throughout. Set back from the road, the property boasts a welcoming front lawn and tarmac driveway providing off-road parking and leading to the garage/store.

Upon entering, you are greeted by a spacious entrance hallway which leads to a well-proportioned lounge at the front of the property, perfect for relaxing and entertaining. To the rear lies an open plan kitchen diner with doors opening onto the tranquil garden, complemented by a practical utility room.

Upstairs, the property features three generously sized bedrooms, each offering comfort and style, served by a contemporary family bathroom, providing functionality and comfort for all residents.

The east-facing garden at the rear of the property offers a serene retreat, mainly laid with lawn for easy maintenance and featuring a full-width patio, ideal for dining al fresco or enjoying the sunshine on lazy weekends.

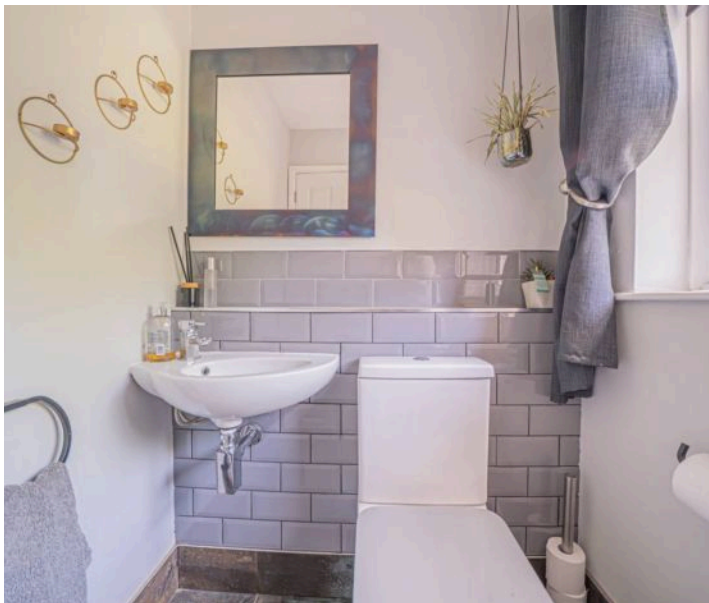




Conveniently situated within walking distance to Knowle Village, residents will benefit from the array of amenities that this charming locale has to offer, including shops, eateries, and leisure facilities. Furthermore, the property is positioned within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking a high standard of education for their children.

This property effortlessly combines modern living with traditional charm, offering a warm and inviting atmosphere for its occupants to enjoy. With its desirable location, contemporary interiors, and functional layout, this home presents an excellent opportunity for those seeking a comfortable and stylish residence in a prime location.

- Three Bedroom One Bathroom Semi-Detached House Which Has Been Modernised Throughout
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Garage/Store
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Well Proportioned Lounge At The Front Of The Property
- An Open Plan Kitchen Diner Lies At The Rear Of The Property Boasting Doors Opening Onto The Garden And Being Supported By A Useful Utility Room
- Upstairs, The Property Benefits From Three Well Proportioned Bedrooms Which Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is An East Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set In The Prestigious Arden Academy Catchment Area





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



ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

15' 2" x 12' 0" (4.62m x 3.67m)

KITCHEN DINER

15' 9" x 9' 9" (4.80m x 2.98m)

WC

UTILITY ROOM

9' 3" x 8' 2" (2.82m x 2.50m)

INTEGRAL GARAGE / STORE

9' 4" x 8' 2" (2.84m x 2.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 8' 5" (3.92m x 2.56m)

BEDROOM TWO

10' 8" x 8' 8" (3.24m x 2.65m)

BEDROOM THREE

9' 9" x 6' 6" (2.98m x 1.98m)

BATHROOM

7' 6" x 6' 5" (2.29m x 1.95m)

TOTAL SQUARE FOOTAGE

84.9 sq.m (914 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

EAST FACING GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Free-standing cooker, all carpets, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

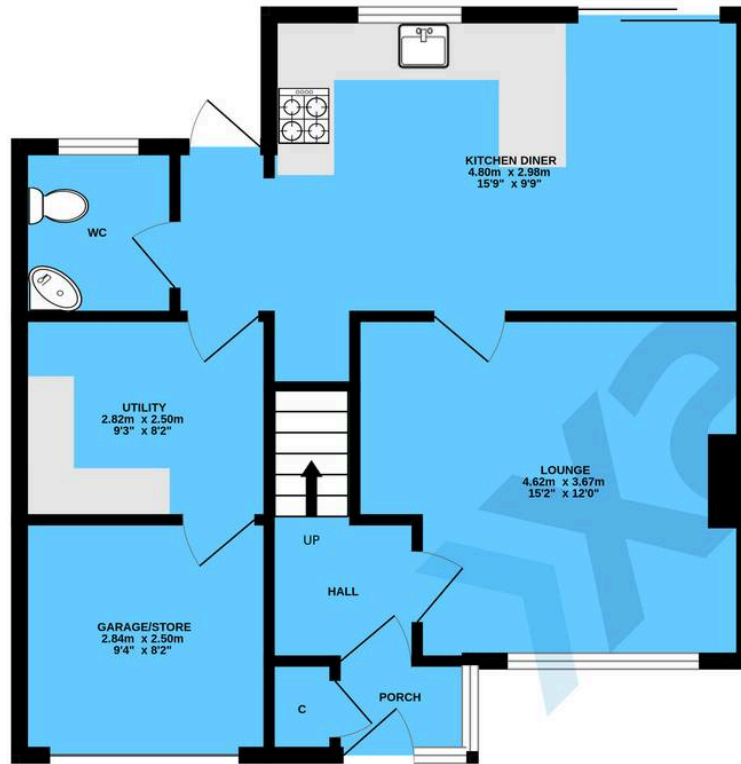
Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

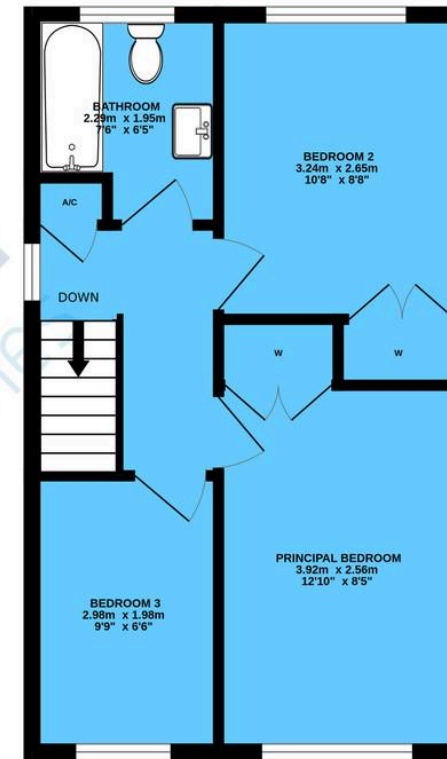
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 84.9 sq.m. (914 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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