



Hampton Road, Knowle

Guide Price £425,000







## PROPERTY OVERVIEW

Introducing a modernised two-bedroom semi-detached house nestled in the heart of Knowle Village. Situated behind a sizeable block-paved driveway, this property presents ample parking for convenience. Upon entry through the welcoming hallway, discover a well-proportioned lounge, perfect for relaxation and entertaining.

The rear of the property unveils a contemporary kitchen diner, complemented by a feature fireplace and French doors leading to the garden, allowing natural light to flood the space. Ascend to the first floor to find two generously sized double bedrooms, both serviced by a tastefully appointed family bathroom.

Step into the large Easterly facing garden to uncover a full-width patio, ideal for al fresco dining and outdoor enjoyment. Ensconced in the revered Arden Academy catchment area, this property promises access to exceptional schooling. Just a stone's throw away, the vibrant Knowle High Street beckons, offering an array of amenities to explore and enjoy.

Encapsulating potential, this residence boasts the opportunity for extension to the rear and side, subject to obtaining the necessary planning permission. Embrace the prospect of creating your dream home in this desirable location. Don't miss the chance to make this property your own and revel in the sought-after lifestyle it affords.







Elevate your living experience at this prime address, designed for comfort, convenience, and the promise of a fulfilling future. Book your viewing today and seize the opportunity to call this meticulously curated property your home.

#### 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: C

Tenure: Freehold





- Modernised Two Bedroom Semi Detached House Located In The Heart Of Knowle Village
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Well Proportioned Lounge
- To The Rear Of The Property Is A Modern Kitchen Diner With A Feature Fireplace And French Doors Leading To The Garden
- To The First Floor Are Two Well Proportioned Double Bedrooms, Both Of Which Are Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Large Easterly Facing Garden Featuring A Full Width Patio
- Set Within The Prestigious Arden Academy Catchment Area
- Located A Stone's Throw Away From Knowle High Street & All Of The Amenities Knowle Has To Offer
- Potential To Extend To The Rear & To The Side Of The Property STPP





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 5" x 10' 11" (3.79m x 3.34m)

#### **KITCHEN / DINER**

15' 6" x 15' 5" (4.73m x 4.69m)

#### **UTILITY ROOM**

5' 8" x 2' 11" (1.73m x 0.89m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 10" x 10' 11" (4.83m x 3.34m)

#### **BEDROOM TWO**

11' 6" x 9' 7" (3.51m x 2.93m)

#### **BATHROOM**

7' 11" x 5' 11" (2.41m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

73.3 sq.m (789 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**EASTERLY FACING GARDEN**

**FULL WIDTH PATIO**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

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

#### **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.

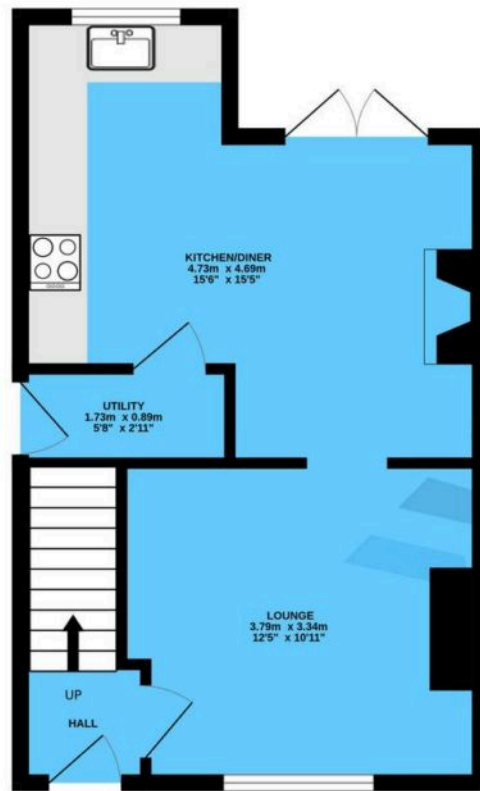
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



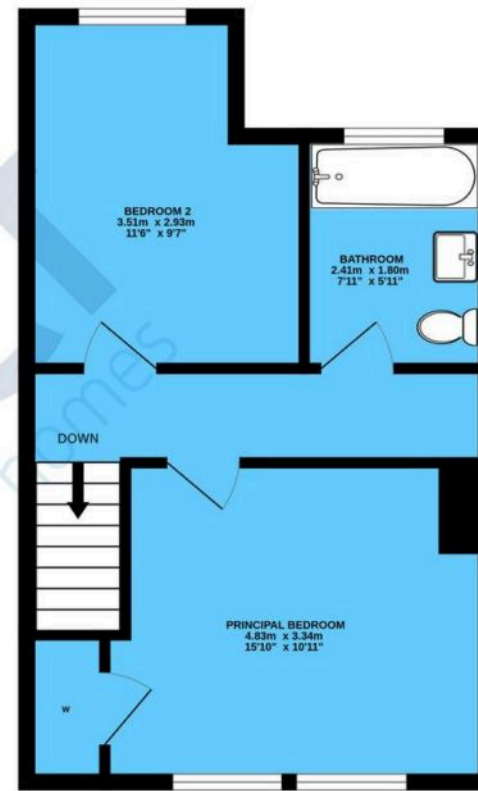




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 73.3 sq.m. (789 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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