



Bower Square, Knowle

Guide Price £575,000





PROPERTY OVERVIEW

This three-bedroom detached property was originally crafted by the renowned Miller Homes, ensuring high-quality craftsmanship and attention to detail throughout. Situated in an excellent location, this home offers utmost convenience being within close proximity to Knowle High Street as well as all local schools, making it an ideal setting for families. Nestled in a private location, the property boasts a garage and driveway to the rear, providing ease of access and additional storage space for vehicles or outdoor equipment.

Upon entering the residence, one is greeted by an inviting entrance hallway leading to a guest cloakroom, a dual-aspect living room, and a dual-aspect kitchen diner. The living room and kitchen diner are both further enhanced by French doors that open out to the rear garden, allowing for seamless indoor-outdoor living and entertaining.

The first floor of the property is home to three well-appointed bedrooms, with the principal bedroom featuring a luxurious ensuite shower room for added comfort and privacy. Each bedroom offers ample space and natural light, creating a serene and welcoming atmosphere throughout.

Outside, the property features a beautifully landscaped rear garden, complete with a full-width patio area that is perfect for al fresco dining or relaxation. The garden also benefits from gated access to the garage and driveway parking, ensuring security and convenience for residents.





In summary, this property offers a harmonious blend of modern living, practical amenities, and a desirable location, making it a truly appealing opportunity for those seeking a comfortable and well-connected home. Don't miss out on the chance to make this beautifully presented property your own; schedule a viewing today to experience all it has to offer firsthand.

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





- Three Bedroom Detached Property Originally Built By Miller Homes
- Excellent Location, Convenient For Knowle High Street And All Local Schools
- Private Road With Garage And Driveway To Rear
- Entrance Hallway Leading To Guest Cloakroom With Dual Aspect Living Room And Dual Aspect Kitchen Diner, Both With French Doors To Rear Garden
- Three Bedrooms To First Floor With Principal Bedroom Boasting Luxury Ensuite
- Landscaped Rear Garden With Full Width Patio Area and Gated Access To Garage And Driveway Parking



ENTRANCE HALLWAY

WC

KITCHEN / DINER

18' 8" x 9' 0" (5.68m x 2.74m)

LIVING ROOM

18' 8" x 10' 2" (5.68m x 3.11m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 9' 10" (3.90m x 3.00m)

ENSUITE

8' 8" x 5' 6" (2.64m x 1.68m)

BEDROOM TWO

10' 11" x 9' 3" (3.33m x 2.82m)

BEDROOM THREE

9' 3" x 7' 5" (2.81m x 2.25m)

BATHROOM

8' 0" x 5' 6" (2.45m x 1.68m)

TOTAL SQUARE FOOTAGE

92.2 sq.m (992 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

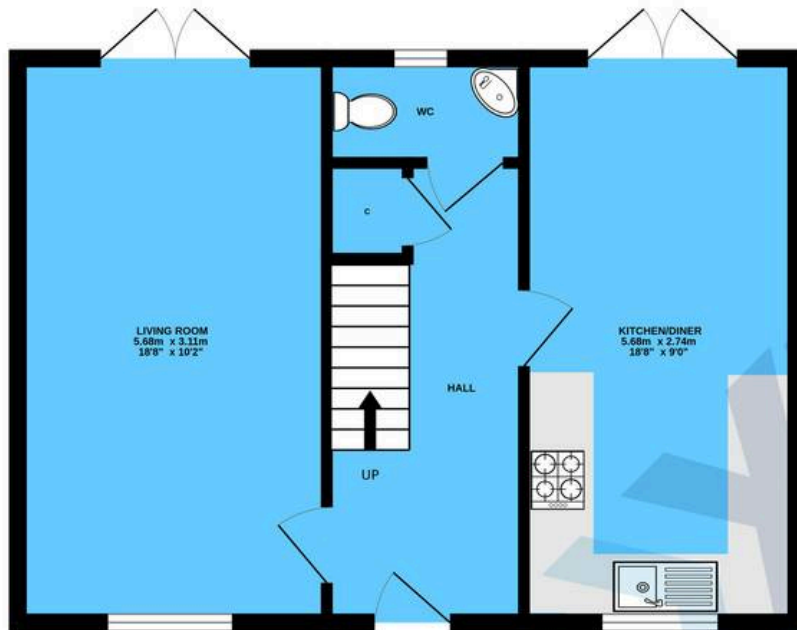
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

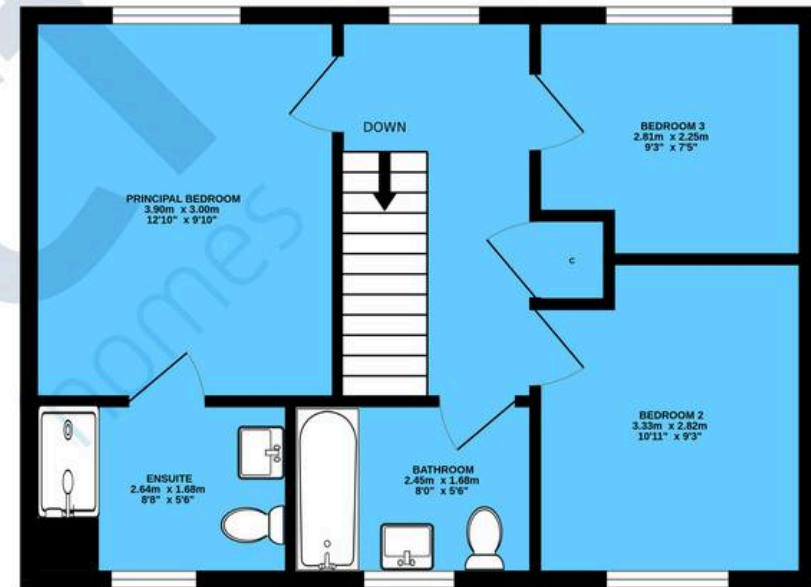
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 92.2 sq.m. (992 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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