



Hertford Way, Knowle

Guide Price £325,000





PROPERTY OVERVIEW

This charming two-bedroom mid-terrace house is ideally positioned within walking distance to Dorridge Village, offering convenience and a desirable location. As you approach the property, a tarmac driveway leads the way, providing ample parking space for residents and guests alike.

Upon entering the house, you are greeted with a modern and inviting layout. The ground floor boasts a newly fitted breakfast kitchen at the front, ideal for preparing meals and enjoying casual dining. To the rear, a well-proportioned lounge awaits, featuring French doors that open onto the garden, inviting natural light and a seamless indoor-outdoor living experience.

Ascend the stairs to the upper level, where two generously sized bedrooms await, each serviced by a well-appointed family bathroom. The thoughtful design ensures comfort and privacy for residents and guests alike.

Outside, the landscaped garden provides a tranquil retreat, mainly laid with a lawn - a perfect setting for relaxing or entertaining outdoors. The property's location is a standout feature, being within walking distance to both Dorridge Village and Dorridge Train Station, offering easy access to transportation and amenities. Additionally, situated in the prestigious Arden Academy catchment area, residents can benefit from a quality education option for their children.





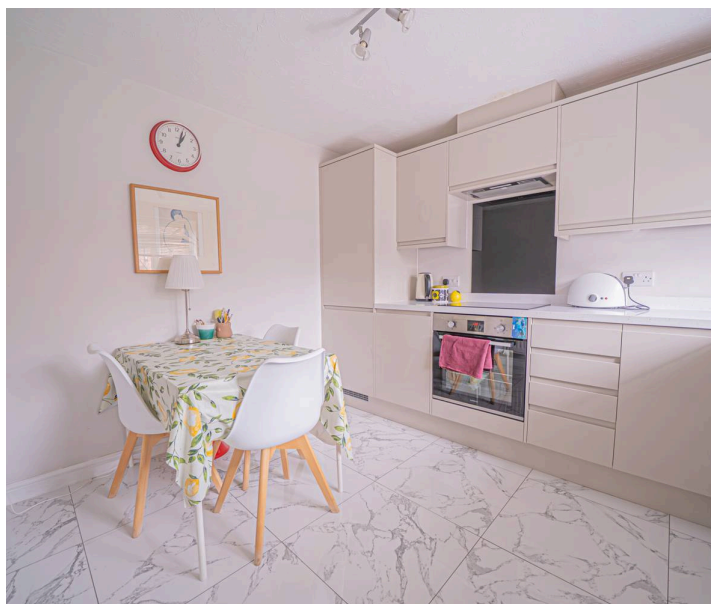
Whether for a growing family, professionals, or downsizers, this property offers a convenient, low-maintenance lifestyle. Offered to the market with the benefit of no upward chain, it presents a rare opportunity to own a beautiful home in a sought-after location. Contact us today to arrange a viewing of this delightful property and discover the possibilities it holds for you.

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





- Offered To The Market With The Benefit Of No Upward Chain
- Two Bedroom Mid-Terrace House Located Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway
- Downstairs The Property Is Comprised Of A Newly Fitted Breakfast Kitchen To The Front & A Well Proportioned Lounge To The Rear With French Doors Onto The Garden
- Upstairs The Property Boasts Two Well Proportioned Bedrooms Both Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped Garden Which Is Mainly Laid With Lawn
- Located Walking Distance To Dorridge Village & Dorridge Train Station
- Situated In The Prestigious Arden Academy Catchment Area

PORCH

HALLWAY

BREAKFAST KITCHEN

10' 5" x 9' 5" (3.18m x 2.87m)

LOUNGE

13' 0" x 10' 4" (3.96m x 3.15m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 9' 5" (4.29m x 2.87m)

BEDROOM TWO

10' 7" x 7' 1" (3.23m x 2.16m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

TOTAL SQUARE FOOTAGE

62.0 sq.m (667 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge and freezer.

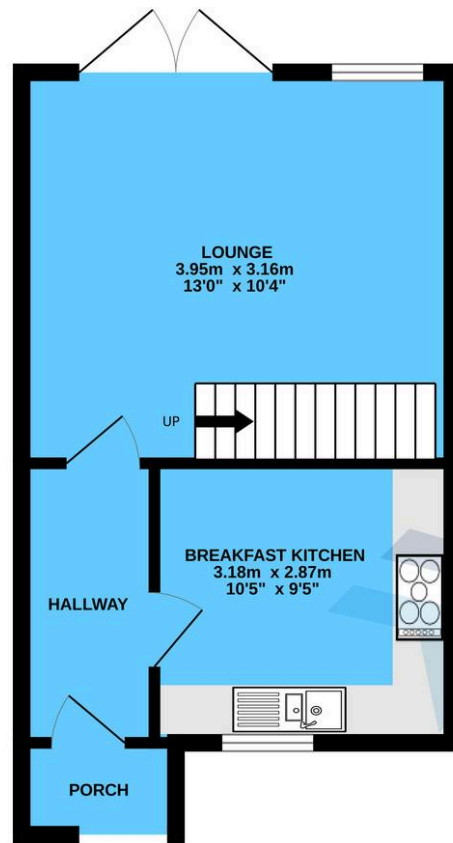
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.
Broadband – FTTC (fibre to the cabinet).

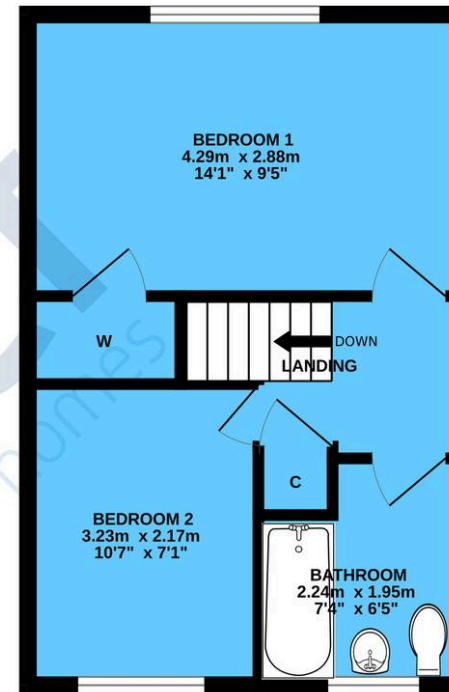
INFORMATION FOR POTENTIAL BUYERS

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 : 62.0 sq.m. (667 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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