



Liveridge Close, Knowle

Guide Price £750,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle is this spacious four bedroom detached bungalow which offers extremely versatile accommodation and is set back behind a large block paved driveway with a garage to the front and beautiful lawned gardens to the side and rear. Upon entering the property, you are welcomed via a large porch giving entrance to the L-shaped hallway. Off the hallway is access to the well-proportioned living room with focal fireplace and hearth. In the next room is a large conservatory, currently used as a dining room and offering views to the rear garden. The remaining accommodation consists of three bedrooms with the principal bedroom affording an ensuite and the remaining bedroom serviced via the family bathroom. Additionally, bedroom four can be used as an at home office/study. Off the entrance hallway is a breakfast kitchen affording a range of base and wall units with integrated double oven, dishwasher, fridge and freezer. There is also a handy utility room which leads through to a self-contained guest suite with sitting room, double bedroom and ensuite shower room. This bungalow provides outstanding and versatile accommodation set within a most desirable location and to the outside, the property enjoys beautifully lawned gardens which extend to the side and rear and garage. To view this large bungalow call Xact Homes today on 01564 777284.



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: F

Tenure: Freehold



- Quiet Cul De Sac
- Large Block Paved Driveway
- Four Bedrooms / Three Bathrooms
- Living Room / Conservatory
- Separate Guest Suite
- Gardens To Side And Rear



PORCH

HALLWAY

LIVING ROOM

20' 10" x 11' 10" (6.36m x 3.61m)

CONSERVATORY

21' 6" x 10' 2" (6.55m x 3.10m)

BREAKFAST KITCHEN

18' 9" x 11' 10" (5.71m x 3.60m)

UTILITY ROOM

11' 11" x 5' 0" (3.63m x 1.52m)

PRINCIPAL BEDROOM

12' 0" x 10' 3" (3.66m x 3.12m)

EN-SUITE SHOWER ROOM

5' 3" x 5' 3" (1.60m x 1.60m)

GUEST SUITE

11' 6" x 11' 1" (3.51m x 3.39m)

SITTING ROOM

16' 5" x 10' 5" (5.00m x 3.18m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11' 11" x 8' 11" (3.64m x 2.72m)

BEDROOM THREE

8' 8" x 7' 10" (2.65m x 2.38m)

BATHROOM



OUTSIDE THE PROPERTY

GARDENS WHICH EXTEND TO THE SIDE AND REAR

REAR PRIVATE GARDEN

GARAGE

ITEMS INCLUDED IN SALE

Electrolux integrated oven, Baumatic integrated hob, extractor, Beko fridge freezer, Siemens dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, all carpets, some curtains, all blinds, fitted wardrobes in three bedrooms, some light fittings, electric garage door and electric fans/lights in the conservatory.

ADDITIONAL INFORMATION

Services - mains gas. electricity and mains sewers.
Broadband - TalkTalk. Loft space - partially boarded with ladder and lighting. The boiler was installed February 2021.



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.

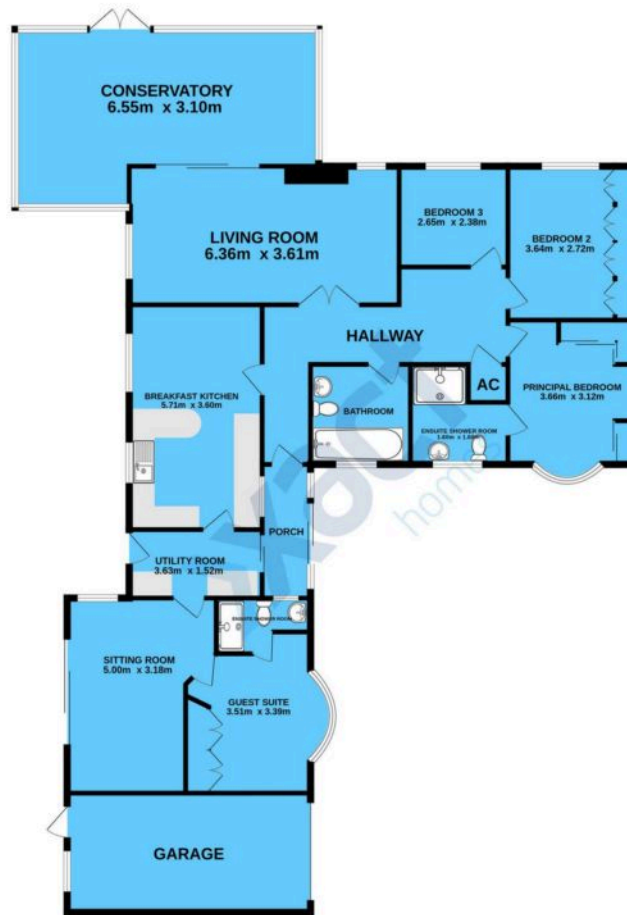
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



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 misstatement. 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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