



Cook Close, Knowle

Guide Price £425,000





PROPERTY OVERVIEW

This modernised two-bedroom end-terrace house, conveniently situated within walking distance to Knowle Village, offers a blend of comfort and style. Upon arrival, the property welcomes you with a front lawn and allocated parking, ensuring convenience for residents. All living spaces branch off from the entrance hallway, providing a seamless flow throughout the home. The newly fitted kitchen at the front of the property boasts contemporary aesthetics, while the spacious lounge, featuring French doors to the rear, offers a bright and airy ambience, perfect for relaxation and entertaining. Heading upstairs, the property reveals two generously sized bedrooms, both benefiting from ample space and natural light. These bedrooms share access to a modern bathroom, designed for comfort and convenience. To the rear, a landscaped garden awaits, complete with a full-width patio that offers a private outdoor sanctuary with breathtaking views over the fields beyond. This outdoor space provides a tranquil retreat for residents to unwind and enjoy the natural surroundings. Conveniently located within walking distance to Knowle Village, residents have easy access to all the amenities and local attractions that Knowle has to offer, ensuring a vibrant and connected lifestyle. The property's proximity to local schools further enhances its appeal, making it an ideal choice for families seeking a convenient and comfortable living environment.





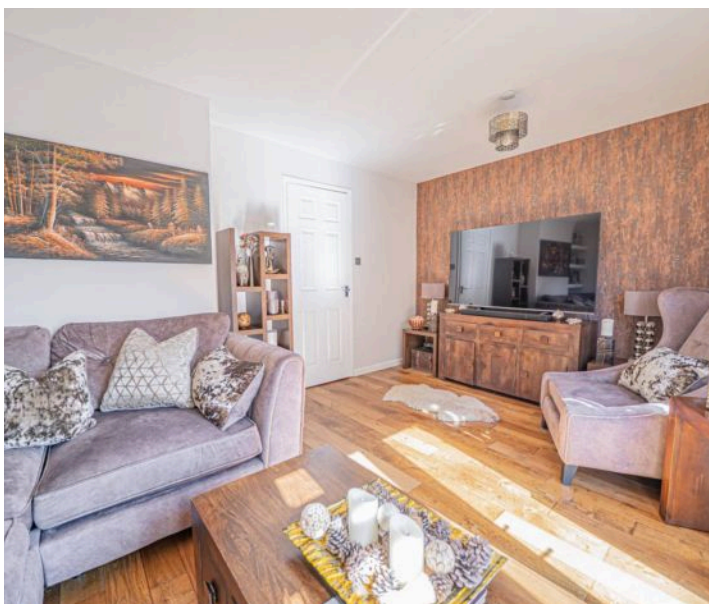
In summary, this meticulously designed two-bedroom property offers a modern and functional living space, complemented by a landscaped garden and convenient access to amenities and schools. Don't miss the opportunity to make this well-appointed residence your own.

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





- Modernised Two Bedroom End Terrace House
- Located Within Walking Distance To Knowle Village
- Set Behind A Front Lawn & Allocated Parking
- Newly Fitted Kitchen To The Front Of The Property & A Large Lounge With French Doors To The Rear
- Two Well Proportioned Bedrooms & Modern Bathroom
- To The Rear A Landscaped Garden With A Full Width Patio & Views Over The Fields Beyond
- Located Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Ideally Located For Local Schools

PORCH

HALLWAY

WC

3' 4" x 4' 7" (1.02m x 1.40m)

LOUNGE

15' 6" x 10' 4" (4.72m x 3.15m)

KITCHEN

8' 6" x 13' 1" (2.59m x 3.99m)

FIRST FLOOR

BEDROOM ONE

15' 6" x 10' 5" (4.72m x 3.18m)

BEDROOM TWO

6' 4" x 13' 1" (1.93m x 3.99m)

BATHROOM

5' 7" x 9' 6" (1.70m x 2.90m)

TOTAL SQUARE FOOTAGE

73.0 sq.m (782 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING & SEPARATE GARAGE

LANDSCAPED GARDEN WITH FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, integrated fridge, integrated dishwasher, integrated washing machine and all carpets.

ADDITIONAL INFORMATION

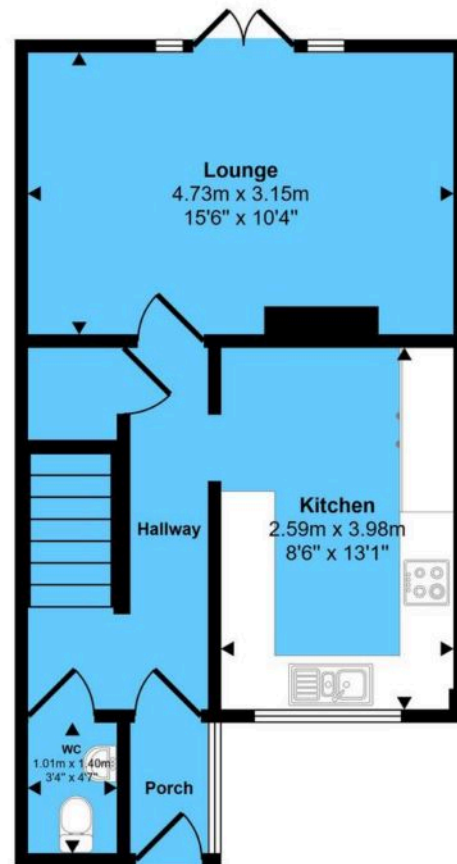
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

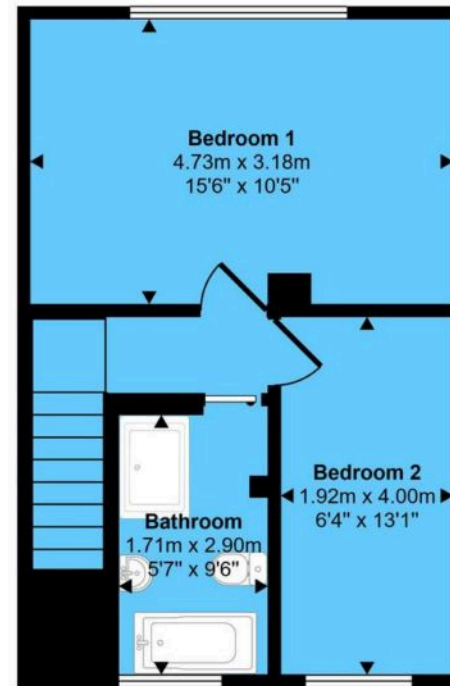
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
73 sq m / 782 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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