



Widney Road, Knowle

Guide Price £399,999





PROPERTY OVERVIEW

Set within a highly sought-after location in B93, this impressive two-bedroom end of terrace property, built in 2007, boasts a range of features that are sure to appeal to a variety of potential buyers. Benefitting from no upward chain, this home offers a hassle-free move for those seeking a swift transition to their new abode. Its position is particularly desirable, being close to Knowle Cricket Club, enhancing the appeal of the surrounding area.

As you enter, you are greeted by a secure and private gated entrance, providing both peace of mind and exclusivity. The property is impeccably presented throughout, showcasing a modern breakfast kitchen and a spacious living room to the rear, offering a comfortable and inviting space for relaxation and entertainment.

The sleeping accommodation comprises two generous double bedrooms, both supported by a family bathroom, ensuring practicality for all occupants. Additionally, the home benefits from good loft space for storage, providing valuable extra capacity.

Outside, a private rear garden provides a tranquil outdoor retreat, perfect for outdoor dining or simply unwinding after a long day. The property also features driveway parking for two vehicles, catering to those with multiple cars or visitors.



This home is ideally suited for those looking to downsize without compromising on comfort or style. Equally, it presents an excellent opportunity for first-time buyers eager to step onto the property ladder in a desirable location. The property's convenient location offers easy access to local amenities, transport links, and schools, making it an attractive option for a variety of lifestyles.

In summary, this delightful property offers a rare combination of modern living, privacy, and convenience, making it a compelling choice for discerning buyers. With its seamless blend of comfort and style, this home presents a unique opportunity to secure an impressive residence in a sought-after area. Viewing is highly recommended to appreciate all that this property has to offer.

- Benefitting From No Upward Chain
- Two Double Bedroom End Of Terrace Property Built In 2007
- Close To Knowle Cricket Club
- Set Behind A Secure And Private Gated Entrance
- Well Presented Throughout Including Breakfast Kitchen And Large Living Room To Rear
- Two Double Bedrooms, Both Supported By A Family Bathroom
- Generous Loft Space For Storage
- Private Rear Garden
- Driveway Parking For Two Vehicles
- Ideal For Those Looking To Downsize Or For Those Seeking Their First Home In B93





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



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

14' 9" x 7' 9" (4.50m x 2.36m)

LIVING ROOM

16' 9" x 13' 11" (5.10m x 4.24m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 11' 6" (4.25m x 3.50m)

BEDROOM TWO

10' 1" x 9' 2" (3.07m x 2.80m)

BATHROOM

6' 9" x 5' 7" (2.07m x 1.69m)

TOTAL SQUARE FOOTAGE

82.0 sq.m (879 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, all carpets, all blinds (including kitchen blinds), some light fittings, two bedside cabinets in principal bedroom, curtain tracks in lounge and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - boarded. Estate service charge - £1,000.00 pa.

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.

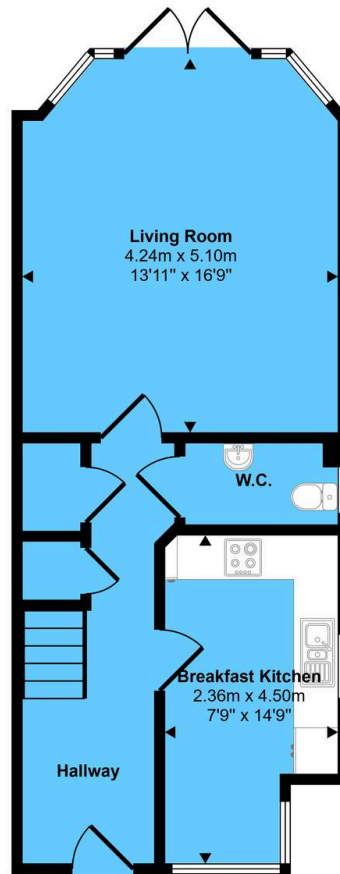
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

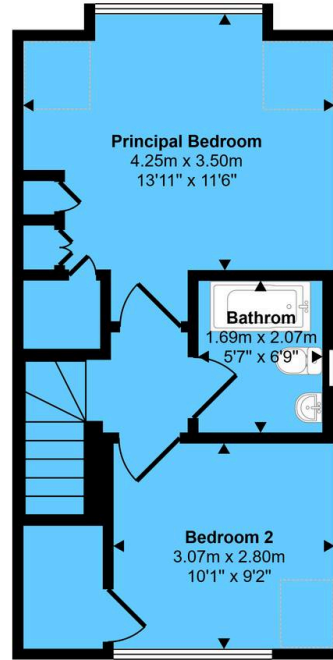
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.




Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 36 sq m / 392 sq ft

 Denotes head height below 1.5m

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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