



Ullenhall Road, Knowle

Guide Price £595,000





PROPERTY OVERVIEW

This beautifully presented and extended three bedroom detached property is situated in a quiet and highly sought-after cul de sac within Knowle, offering both peace and convenience. Set behind a generous driveway that provides ample parking and supported by a garage (ideal for additional storage or secure vehicle accommodation), the home has been thoughtfully updated and maintained to an exceptional standard. Upon entering, you are welcomed by a spacious hallway that leads to a bright living room positioned to the front elevation, creating a warm and inviting atmosphere for relaxation. The heart of the home is the impressive extended breakfast kitchen, which has been modernised to a high specification and provides ample space for both cooking and informal dining. To the rear, a large dining room offers the perfect setting for entertaining family and friends, with an abundance of natural light enhancing the sense of space and comfort. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for all families members, all serviced by a contemporary family bathroom. The property also presents outstanding scope for further extension (subject to planning permission), allowing any prospective purchaser the opportunity to tailor the space to their individual needs.



Additional benefits include solar panels, which generate an attractive annual income (helping to offset energy costs and provide an eco-friendly feature). The home is immaculately maintained throughout, with meticulous attention to detail evident in every room. Viewing is essential to fully appreciate the quality, space, and potential that this exceptional property offers. This is a rare opportunity to acquire a detached home in one of Knowle's most popular residential locations, combining modern convenience with the flexibility to grow and adapt to your lifestyle.

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





- Beautifully Presented And Extended Three Bedroom Detached Property
- Set Behind A Driveway Providing Ample Parking And Supported By A Garage
- Located Within A Quiet And Popular Cul De Sac Of Knowle
- Extended And Updated Breakfast Kitchen
- Living Room To Front Elevation & Large Dining Room To Rear
- Three Bedrooms And Family Bathroom To First Floor
- Outstanding Scope For Extension Subject To Planning Permission
- Benefitting From Solar Panels Generating Annual Income
- Landscaped And Private South Westerly Facing Rear Garden
- Viewing Essential To Fully Appreciate This Immaculately Maintained Property

ENTRANCE HALLWAY

LIVING ROOM

13' 0" x 15' 5" (3.96m x 4.71m)

DINING ROOM

15' 11" x 10' 6" (4.84m x 3.21m)

BREAKFAST KITCHEN

7' 4" x 13' 7" (2.24m x 4.15m)

INTEGRAL GARAGE

FIRST FLOOR

BEDROOM ONE

9' 0" x 13' 0" (2.75m x 3.95m)

BEDROOM TWO

9' 3" x 10' 10" (2.83m x 3.29m)

BEDROOM THREE

6' 9" x 7' 3" (2.06m x 2.20m)



BATHROOM

6' 6" x 5' 5" (1.98m x 1.66m)

TOTAL SQUARE FOOTAGE

105.0 sq.m (1129 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, solar panels, all carpets, curtains and blinds, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

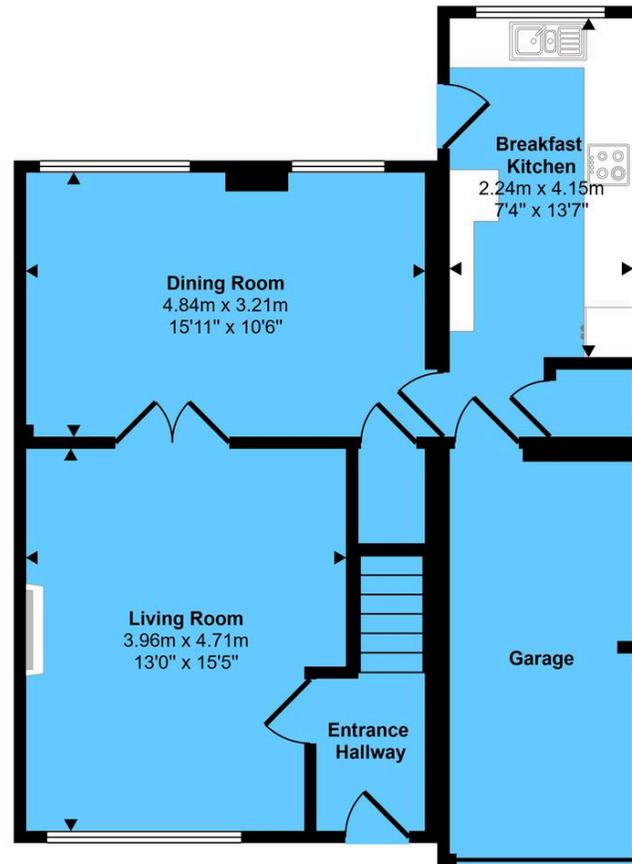
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

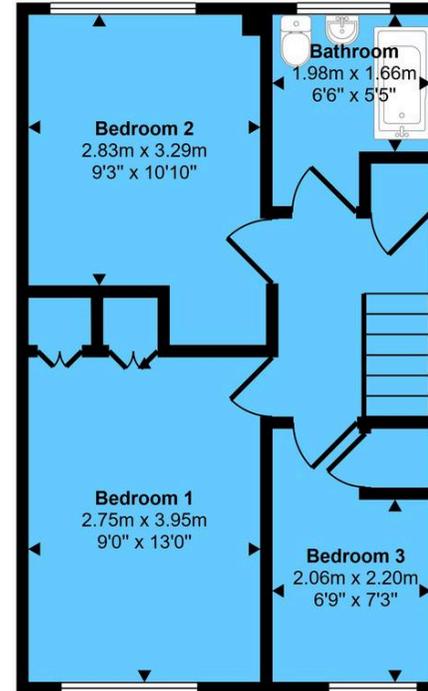
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
105 sq m / 1129 sq ft



Ground Floor
Approx 65 sq m / 697 sq ft



First Floor
Approx 40 sq m / 433 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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