



## Dell Farm Close, Knowle

In Excess Of £400,000



## PROPERTY OVERVIEW

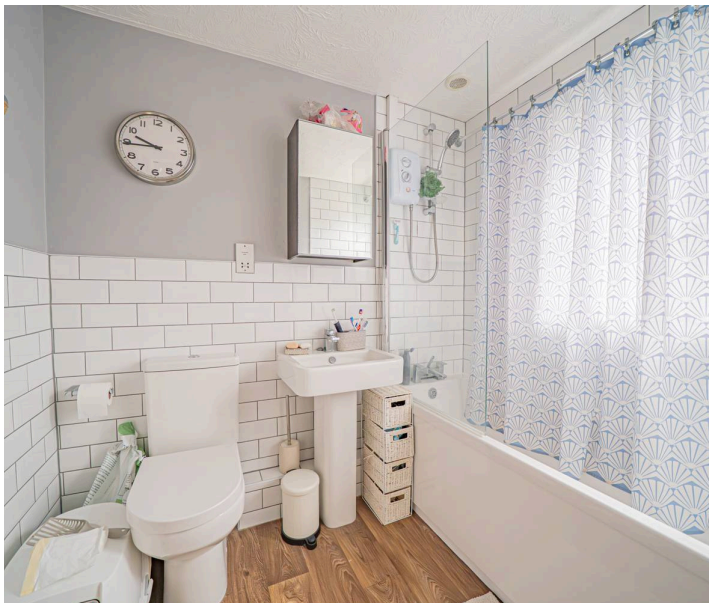
This beautifully presented three bedroom end terrace house is ideally situated in the heart of Knowle village, offering an exceptional opportunity for families and professionals alike.

Set behind a smart block paved driveway, the property welcomes you via a spacious entrance hallway that leads directly into a modern breakfast kitchen positioned to the front of the house (perfect for morning gatherings or casual dining). The well proportioned lounge to the rear creates a warm and inviting atmosphere, featuring an attractive inglenook fireplace and elegant French doors that allow plenty of natural light to fill the space.

Upstairs, the first floor is home to three thoughtfully arranged bedrooms, including two generous double bedrooms and a versatile third bedroom that could be used as a study or nursery if desired. All bedrooms are serviced by a stylish family bathroom, fitted with contemporary fixtures and finishes to ensure comfort and convenience for the whole household.

The property is offered to the market with the distinct advantage of no upward chain, streamlining the purchasing process for prospective buyers.

Its prime location places it within easy walking distance of Knowle village, where a wide range of amenities awaits, including boutique shops, restaurants, and essential services.





Furthermore, the property falls within the highly sought after Arden Academy catchment area, making it a particularly attractive option for families seeking access to outstanding local education.

Combining modern living spaces, a convenient layout, and a desirable village location, this home represents an excellent opportunity to secure a property in one of the area's most prestigious settings. Early viewing is strongly recommended to fully appreciate the quality and potential of this delightful home.

#### 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





- Three Bedroom End Terrace House Located Within The Heart Of Knowle Village
- Set Behind A Block Paved Driveway
- Modern Breakfast Kitchen To The Front & A Well Proportioned Lounge To The Rear With French Doors Leading To The Garden & Inglenook Fireplace
- To The First Floor Are Three Bedrooms, Two Of Which Are Double Bedrooms, All Bedrooms Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is A South Facing Garden Mainly Laid With Lawn & A Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Located Within The Prestigious Arden Academy Catchment Area



**ENTRANCE HALLWAY**

**WC**

**BREAKFAST KITCHEN**

11' 5" x 11' 9" (3.47m x 3.57m)

**LOUNGE**

11' 4" x 18' 2" (3.46m x 5.53m)

**FIRST FLOOR**

**BEDROOM ONE**

10' 10" x 12' 10" (3.30m x 3.92m)

**BEDROOM TWO**

7' 6" x 11' 11" (2.29m x 3.63m)

**BEDROOM THREE**

6' 0" x 9' 0" (1.84m x 2.75m)

**BATHROOM**

7' 2" x 5' 10" (2.19m x 1.79m)

**TOTAL SQUARE FOOTAGE**

86.0 sq.m (926 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**

**GARDEN WITH PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

Miele integrated oven, Bosch integrated hob, Bosch extractor, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

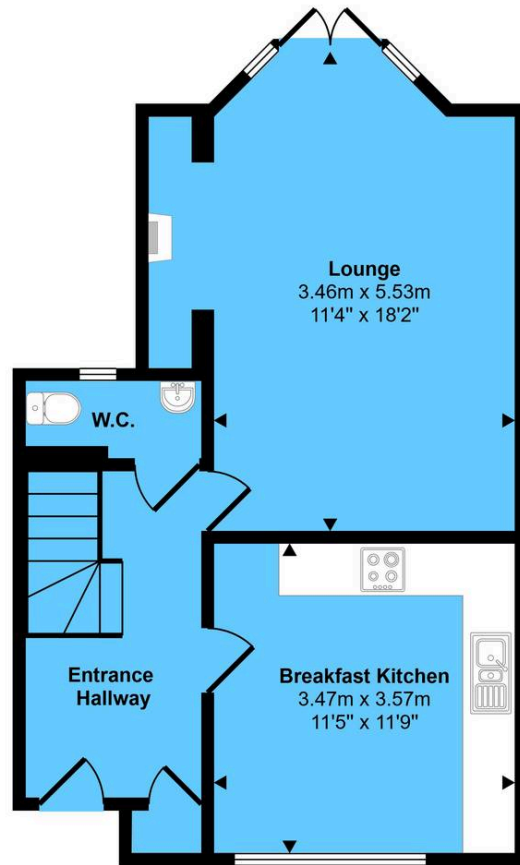
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded. Service charge - £275 pa (parking & communal area only)

#### **INFORMATION FOR POTENTIAL BUYERS**

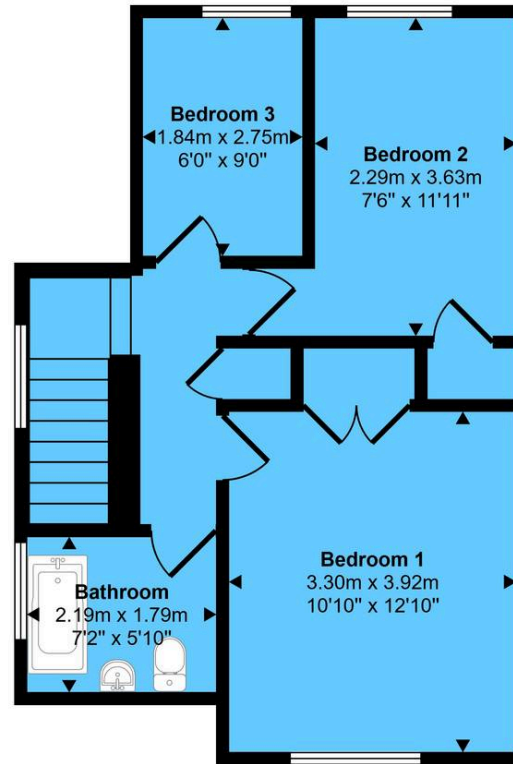
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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  
86 sq m / 926 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft



First Floor  
Approx 42 sq m / 452 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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