



## Kenilworth Road, Knowle

Guide Price £325,000



## PROPERTY OVERVIEW

This charming two bedroom terraced cottage is situated in the heart of Knowle Village, offering a rare blend of period character and modern convenience. The property is set behind a generous front garden with a pedestrian gated entrance, creating a welcoming first impression and a sense of privacy. Upon entering, a hallway provides access to the living room, which is positioned to the front elevation and features many of the character details typical of this period, including traditional woodwork and a feature fireplace (subject to inspection). The kitchen is located to the rear of the property and is well-proportioned, providing ample space for dining as well as direct access to the rear of the home. Upstairs, the first floor comprises two comfortable bedrooms, both of which benefit from natural light and are served by a well-appointed bathroom. The cottage also offers a private rear garden, complete with a useful store to the rear, ideal for additional storage needs. A separate driveway provides ample parking, a valuable asset in this sought-after village location. The property is within walking distance of Knowle High Street, with its array of independent shops, cafes, and amenities, as well as highly regarded local schools, making it ideal for both families and professionals.



This delightful cottage boasts many original features, offering a unique opportunity to acquire a home that combines period charm with practical living. Early viewing is highly recommended to appreciate the quality and character of this lovely village property.

#### 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





- Two Bedroom Terraced Cottage Located In The Heart Of Knowle Village
- Benefitting From A Separate Driveway Providing Ample Parking
- Set Behind A Large Front Garden With Pedestrian Gated Entrance
- Entrance Hallway Leading To Living Room To Front Elevation And Kitchen To Rear
- Two Bedrooms To First Floor With Bathroom
- Private Rear Garden With Useful Store To The Rear
- Walking Distance To Knowle High Street And All Local Schools
- Boasting Many Character Features Associated With A Property Of This Period

#### **PORCH**

#### **HALLWAY**

#### **LIVING ROOM**

10' 6" x 16' 7" (3.21m x 5.06m)

#### **KITCHEN**

14' 4" x 8' 11" (4.36m x 2.71m)

#### **BOOT ROOM/WC**

5' 0" x 7' 2" (1.53m x 2.19m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 9" x 10' 7" (3.58m x 3.23m)

#### **BEDROOM TWO**

14' 4" x 6' 11" (4.38m x 2.10m)

#### **BATHROOM**

5' 3" x 7' 2" (1.60m x 2.19m)

#### **OUTSIDE THE PROPERTY**

#### **OUTBUILDING ONE**

12' 0" x 6' 9" (3.67m x 2.07m)

#### **OUTBUILDING TWO**

9' 5" x 6' 7" (2.86m x 2.00m)

**TOTAL SQUARE FOOTAGE**

88.0 sq.m (950 sq.ft) approx.

**PRIVATE REAR GARDEN****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

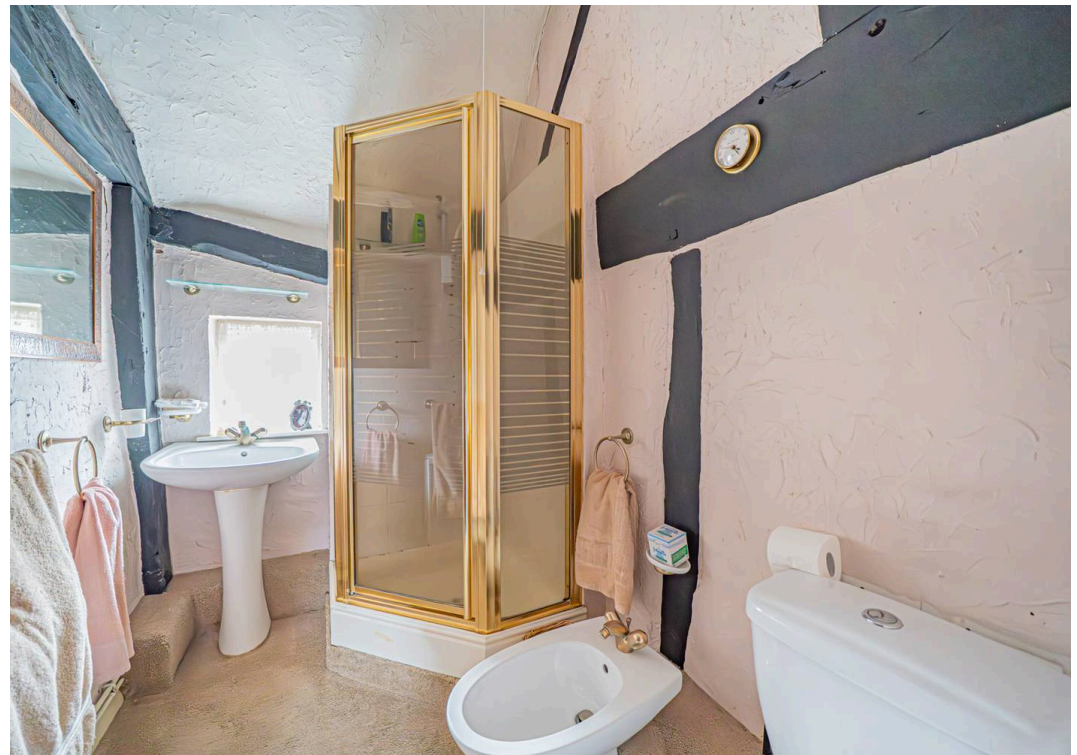
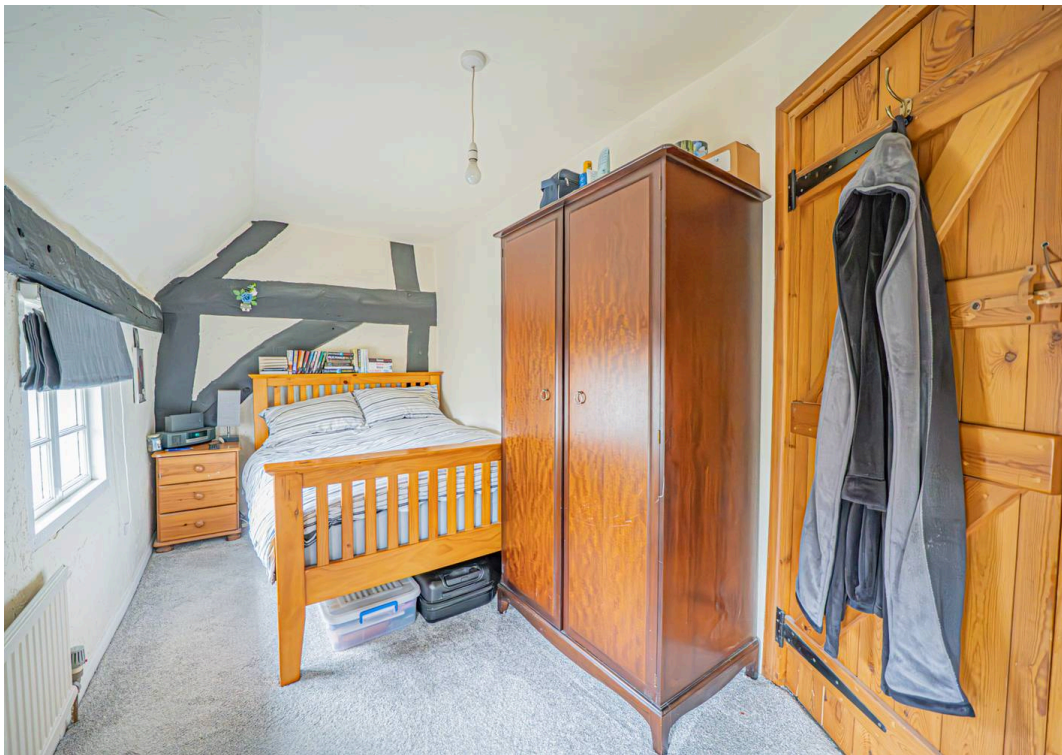
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

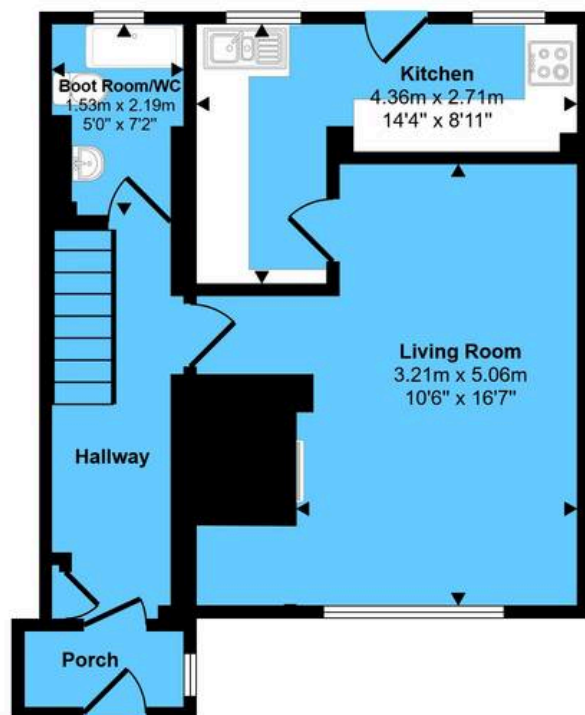
Broadband - cable. Loft space - boarded.

**INFORMATION FOR POTENTIAL BUYERS**

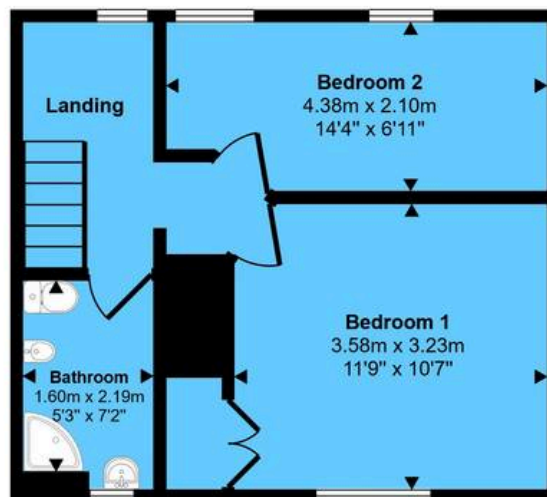
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



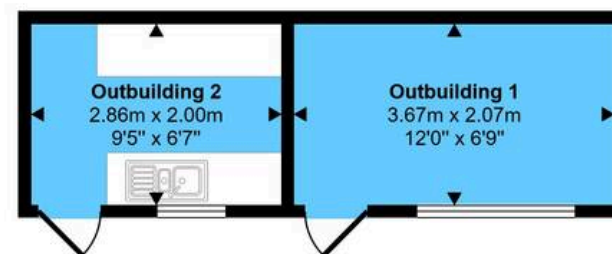
Approx Gross Internal Area  
88 sq m / 950 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft



First Floor  
Approx 33 sq m / 354 sq ft



Outbuildings  
Approx 14 sq m / 147 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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