



# Ken Trueman Grove, Knowle

Guide Price £375,000





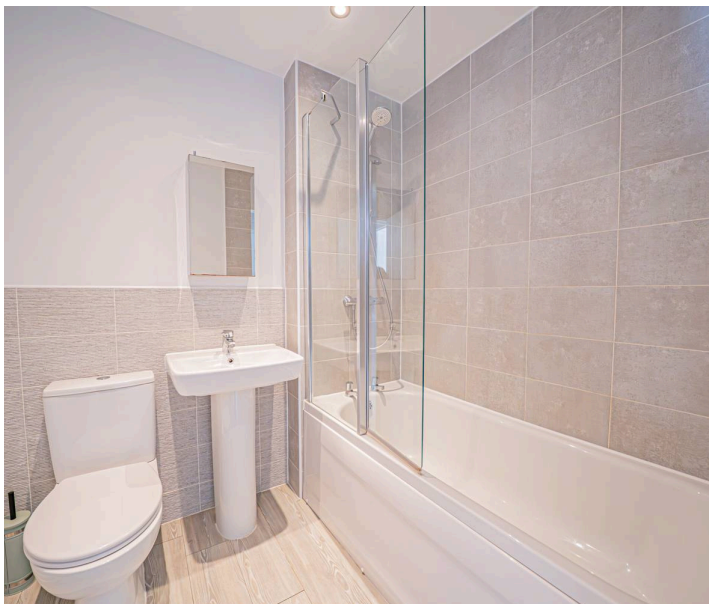
## PROPERTY OVERVIEW

This beautifully presented two bedroom, two bathroom semi-detached house is ideally situated within walking distance of Dorridge Village and Dorridge Train Station, offering a perfect blend of convenience and comfort.

Set behind a tarmac driveway with the added advantage of additional parking, the property is accessed via a welcoming entrance hallway that leads to a contemporary kitchen positioned at the front of the house. The kitchen is thoughtfully designed with modern fittings and ample storage, making it both stylish and practical for everyday living. To the rear, a spacious lounge provides an inviting area for relaxation and entertaining, enhanced by French doors that offer pleasant views of the landscaped garden.

Upstairs, the first floor accommodates two generously sized double bedrooms, each benefitting from plenty of natural light and fitted storage options. The principal bedroom enjoys the luxury of a well-appointed en-suite shower room, while the second bedroom is served by a separate, equally stylish family bathroom, ensuring comfort and privacy for residents and guests alike.

The property is offered to the market with no upward chain, presenting an excellent opportunity for both first-time buyers and those looking to downsize or invest in a sought-after location.





With its prime position close to all the amenities of Dorridge Village, including shops, cafes, and reputable schools, as well as excellent transport links via the nearby train station, this home provides an outstanding lifestyle opportunity. The thoughtful layout, high-quality finishes, and practical features throughout make this a truly desirable residence that is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.

#### 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: C

Tenure: Freehold





- Two Bedroom, Two Bathroom Semi-Detached House Located Within Walking Distance Of Dorridge Village
- Set Behind A Tarmac Driveway With The Benefit Of Additional Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Modern Kitchen To The Front & Large Lounge To The Rear With French Doors Opening Onto The Garden
- To The First Floor Are Two Double Bedrooms, Which Are Serviced By Two Well-Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Garden Mainly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within Walking Distance To Dorridge Train Station & All Of The Amenities Dorridge Village Has To Offer



**ENTRANCE HALLWAY**

**WC**

**KITCHEN**

9' 7" x 5' 9" (2.91m x 1.76m)

**LOUNGE**

15' 1" x 12' 9" (4.60m x 3.89m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

9' 9" x 9' 5" (2.97m x 2.86m)

**ENSUITE**

9' 10" x 2' 11" (3.00m x 0.88m)

**BEDROOM TWO**

12' 8" x 8' 2" (3.87m x 2.48m)

**BATHROOM**

6' 3" x 5' 11" (1.91m x 1.80m)

**TOTAL SQUARE FOOTAGE**

59.0 sq.m (640 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**

**LANDSCAPED GARDEN**



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

Integrated oven, fridge, dishwasher, washer/dryer, all carpets and all blinds.

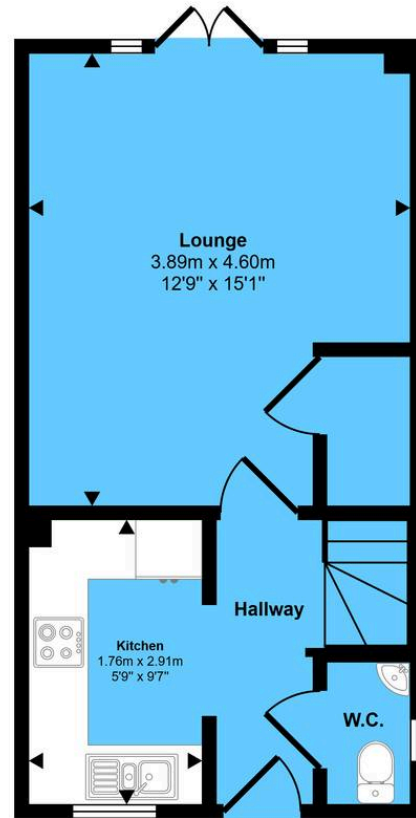
#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity.

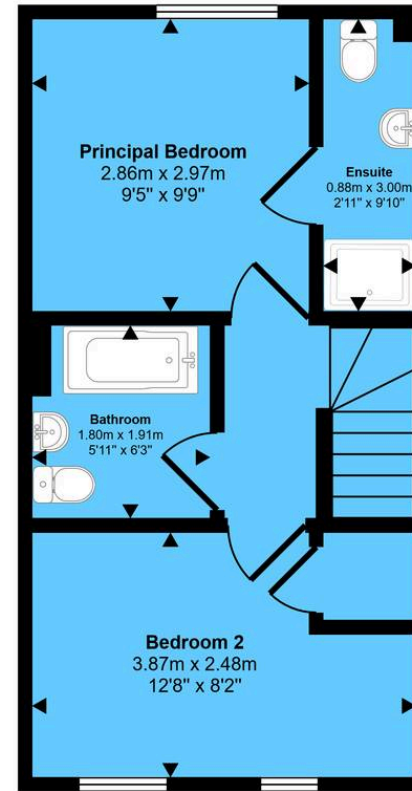
#### **INFORMATION FOR POTENTIAL BUYERS**

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  
59 sq m / 640 sq ft



Ground Floor  
Approx 30 sq m / 319 sq ft



First Floor  
Approx 30 sq m / 321 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**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

