



## Balkwill Crescent, Knowle

Guide Price £375,000





## PROPERTY OVERVIEW

This modern two bedroom, two bathroom semi detached house offers an exceptional opportunity to acquire a stylish and well maintained home within walking distance of Dorridge village. Set behind a neat front garden and tarmac driveway, the property is accessed through a welcoming entrance hallway leading to a contemporary fully fitted kitchen at the front, featuring high quality appliances and ample storage. The spacious lounge/diner is located at the rear of the house, providing a versatile living and entertaining area with French doors that open into the garden. Upstairs, there are two generously sized double bedrooms, both thoughtfully designed to offer comfortable accommodation. The principal bedroom benefits from a modern en suite shower room, while the second bedroom is served by a well appointed family bathroom, each finished with stylish fixtures and fittings. The property also boasts a garden room to the rear, currently utilised as a home office, offering a flexible space ideal for remote working or hobbies. Situated within easy reach of Dorridge station, this home is perfectly positioned for commuters and offers convenient access to all the amenities that Dorridge village has to offer, including local shops, cafes, and restaurants. The property is also located within the prestigious Arden Academy catchment area, making it an excellent choice for families seeking access to highly regarded schooling.





With its modern finish, flexible living spaces, and prime location, this superb semi detached house presents a rare opportunity for buyers looking for a move in ready home in one of the area's most sought after residential settings. Early viewing is highly recommended to fully appreciate the quality and convenience this property provides.

#### 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





- Modern Two Bedroom, Two Bathroom Semi Detached House, Located Within Walking Distance To Dorridge Village
- Set Behind A Front Garden & Tarmac Driveway
- Modern Fully Fitted Kitchen To The Front & A Well Proportioned Lounge/Diner To The Rear With French Doors Into The Garden
- To The First Floor Two Double Bedrooms & Two Well Appointed Bathrooms, One Of Which Is En-suite
- To The Rear Of The Property Is A Landscaped South Facing Garden With The Added Benefit Of A Garden Room Currently Used As An Office
- Set Within Walking Distance To Knowle & Dorridge Villages & Dorridge Train Station
- Located Within The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **WC**

#### **KITCHEN**

6' 1" x 9' 11" (1.85m x 3.03m)

#### **LOUNGE/DINER**

12' 10" x 15' 6" (3.92m x 4.73m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

9' 6" x 10' 1" (2.89m x 3.08m)

#### **ENSUITE**

3' 0" x 10' 0" (0.91m x 3.06m)

#### **BEDROOM TWO**

12' 11" x 8' 2" (3.93m x 2.50m)

#### **BATHROOM**

5' 11" x 6' 4" (1.81m x 1.92m)



## **OUTSIDE THE PROPERTY**

### **GARDEN ROOM**

12' 2" x 8' 10" (3.71m x 2.69m)

### **TOTAL SQUARE FOOTAGE**

72.0 sq.m (774 sq.ft) approx.

### **LANDSCAPED REAR GARDEN**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, garden shed, all carpets, curtains, blinds and light fittings.

### **ADDITIONAL INFORMATION**

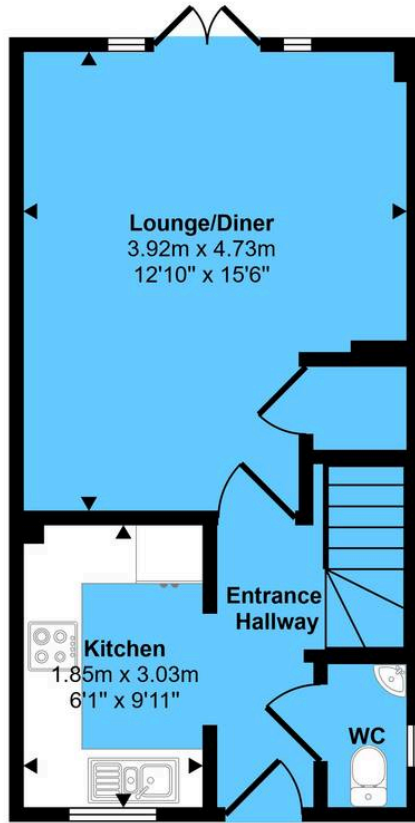
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

### **INFORMATION FOR POTENTIAL BUYERS**

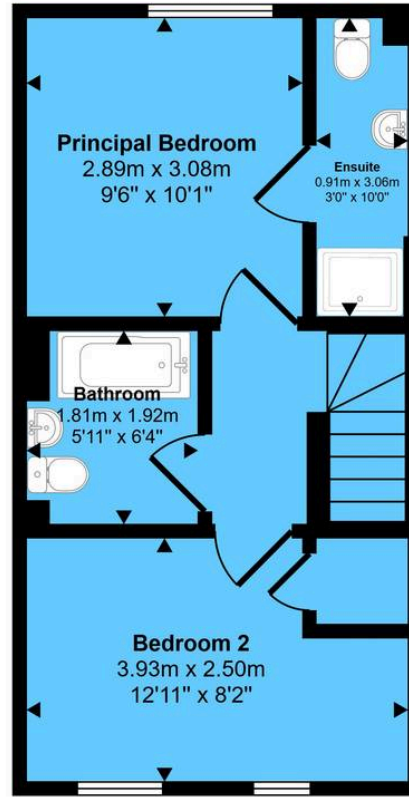
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
72 sq m / 774 sq ft



Ground Floor  
Approx 31 sq m / 335 sq ft



First Floor  
Approx 31 sq m / 332 sq ft



Garden Room  
Approx 10 sq m / 108 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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