



Warwick Road, Knowle

Guide Price £395,000





PROPERTY OVERVIEW

This beautifully presented three-bedroom character property is ideally situated just moments from Knowle High Street, offering convenient access to the village's array of shops, cafes, and amenities. Set behind a block paved driveway and a generous front lawn (providing an attractive and welcoming approach), the property is accessed via a spacious entrance hallway that leads to a charming lounge at the front of the home. The lounge features a period fireplace and a bay window, creating a bright and inviting space perfect for relaxing or entertaining guests. To the rear, a large extended reception room seamlessly opens into the fully fitted kitchen, providing a versatile open-plan area that is ideal for modern family living and dining. On the first floor, there are three well-proportioned bedrooms, each offering ample space for furnishings and storage. These bedrooms are serviced by a well-appointed bathroom ensuring comfort and convenience for all residents. The rear of the property offers a well-proportioned courtyard garden, additional parking, and a single garage, which is accessed via a service road to the side of the property (providing practical solutions for both parking and storage needs).





This property is offered to the market with the benefit of no upward chain, making it an excellent opportunity for buyers seeking a smooth and straightforward purchase process. With its blend of period features, and prime location within walking distance of Knowle village, this home is perfect for families and professionals alike. Early viewing is highly recommended to appreciate the quality and character on offer.

A selection of the images have been virtually staged.

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: D

Tenure: Freehold





- Three Bedroom Character Property Located A Stones Throw Away From Knowle High Street
- Set Behind A Block Paved Driveway & Large Front Lawn
- A Lounge To The Front With Feature Fireplace & Bay Window
- To The Rear Is A Large Extended Reception Room Which opens Into The Fully Fitted Kitchen
- To The First Floor Are Three Well Proportioned Bedrooms, All Of Which Are Serviced By A Well Appointed Bathroom
- Outside To The Rear A Courtyard Garden, Additional Parking & A Single Garage Accessed Via A Service Road To The Side Of The Property
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer

ENTRANCE HALLWAY

LOUNGE

10' 10" x 11' 10" (3.29m x 3.60m)

RECEPTION ROOM

10' 9" x 17' 7" (3.28m x 5.35m)

KITCHEN

5' 5" x 12' 10" (1.66m x 3.90m)

FIRST FLOOR

BEDROOM ONE

9' 11" x 11' 8" (3.01m x 3.56m)

BEDROOM TWO

10' 0" x 10' 4" (3.04m x 3.15m)

BEDROOM THREE

6' 6" x 8' 0" (1.99m x 2.45m)

BATHROOM

6' 5" x 6' 9" (1.95m x 2.06m)



OUTSIDE THE PROPERTY

GARAGE

7' 10" x 15' 3" (2.38m x 4.64m)

TOTAL SQUARE FOOTAGE

91.0 sq.m (979 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

COURTYARD GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets and light fittings, some curtains and blinds and fitted wardrobes in all bedrooms.

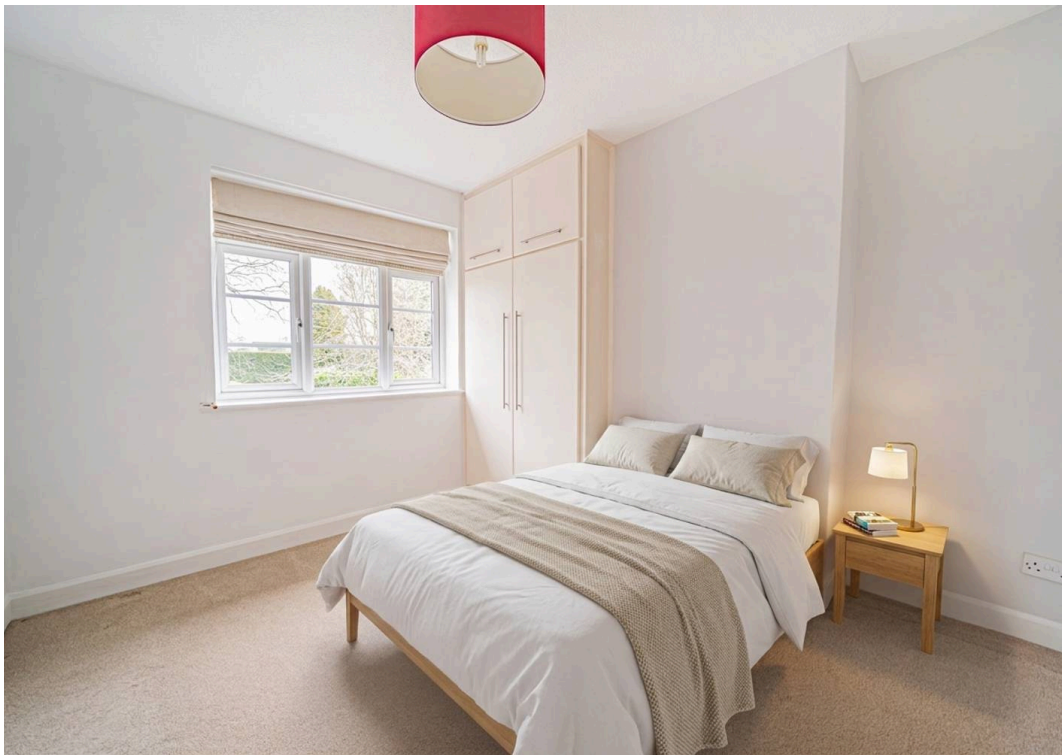
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

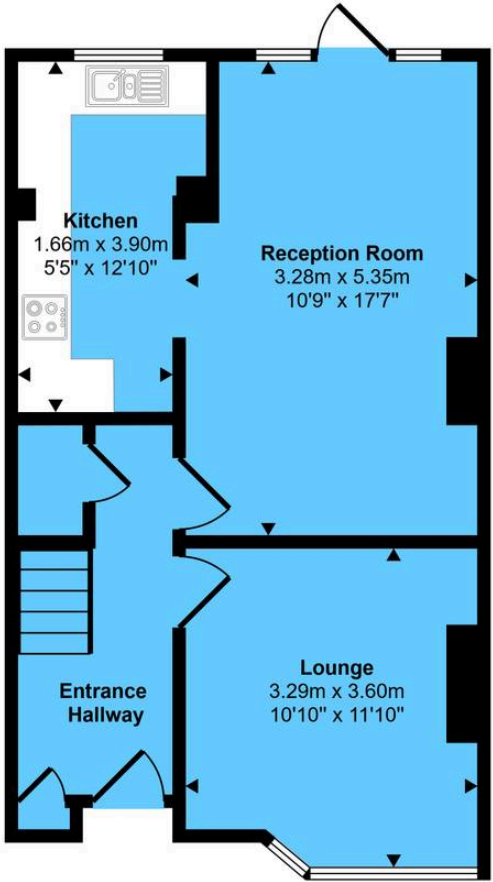
Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

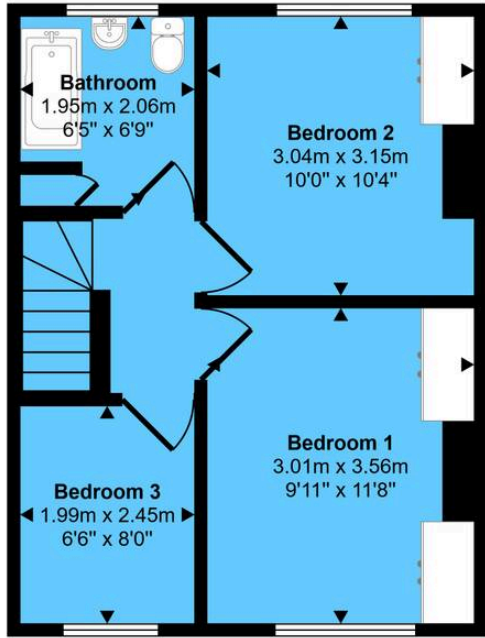
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



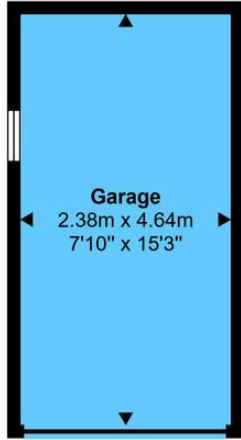
Approx Gross Internal Area
91 sq m / 979 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 35 sq m / 378 sq ft



Garage
Approx 11 sq m / 119 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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