



Knightsbridge Road, Solihull

Guide Price £375,000



PROPERTY OVERVIEW

This well presented three bedroom semi-detached family home offers spacious and versatile living accommodation, ideally positioned on a sought after road close to local amenities and reputable schools. Upon entering, you are greeted by a welcoming entrance hallway with ample storage space, providing a practical and inviting start to the home. The ground floor boasts two generously sized reception rooms, including a large formal dining room that is flooded with natural light, perfect for entertaining or family gatherings, as well as an excellent lounge that enjoys pleasant views of the rear garden. The fitted kitchen is thoughtfully arranged with ample work surfaces, catering to the needs of keen cooks and busy households alike. Off the kitchen is a bright and spacious conservatory, providing an additional area for relaxation or informal dining. Upstairs, the property features three bedrooms, comprising two generously sized doubles and a versatile single room, all serviced by a well appointed family bathroom. The layout is ideal for growing families or those seeking flexible space for home working or guests. Outside enjoys a superb rear garden with large lawn area leading to an allotment.



Further benefits include a driveway with parking for multiple vehicles, leading to a detached single garage (providing secure storage or workshop potential). This property successfully combines comfort, practicality, and a desirable location, making it an excellent choice for families or professionals seeking a quality home in a vibrant community. Early viewing is highly recommended to appreciate the size, presentation, and thoughtful layout on offer.

PROPERTY LOCATION

Residents of Olton have access to a wide array of amenities, including shops, boutiques, restaurants, and cafes. The suburb is also home to two golf clubs, Robin Hood and Olton, along with West Warwickshire Sports Club that offers tennis, football, hockey facilities, and even a BMX pump track at Olton Park. With excellent connections to major roadways such as the A41 and M42, as well as regular train services from Olton railway station to Birmingham Moor Street and London Marylebone, life in this well-connected suburb couldn't be more convenient.

Council Tax band: C

Tenure: Freehold



- Well Presented Three Bedroom Semi-Detached Family Home
- Close To All Local Amenities & Schools
- Abundance Of Natural Light Throughout
- Two Large Reception Rooms
- Fitted Kitchen & Conservatory
- Two Double Bedrooms & Versatile Single
- Large Lawn Rear Garden With Allotment Area
- Driveway Leading To Detached Single Garage
- Scope For Extension Subject To Planning Permission



PORCH

ENTRANCE HALLWAY

WC

LOUNGE

10' 6" x 14' 9" (3.21m x 4.50m)

DINING ROOM

12' 0" x 12' 10" (3.65m x 3.90m)

KITCHEN

7' 0" x 8' 10" (2.14m x 2.70m)

CONSERVATORY

8' 1" x 8' 4" (2.46m x 2.55m)

FIRST FLOOR

BEDROOM ONE

10' 3" x 14' 11" (3.12m x 4.54m)

BEDROOM TWO

9' 4" x 13' 0" (2.84m x 3.95m)

BEDROOM THREE

6' 7" x 7' 1" (2.01m x 2.16m)

BATHROOM

7' 4" x 8' 10" (2.24m x 2.70m)

OUTSIDE THE PROPERTY

DETACHED GARAGE

8' 0" x 14' 6" (2.45m x 4.41m)

TOTAL SQUARE FOOTAGE

104.0 sq.m (1124 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH LARGE LAWN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, microwave, garden shed and all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

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

INFORMATION FOR POTENTIAL BUYERS

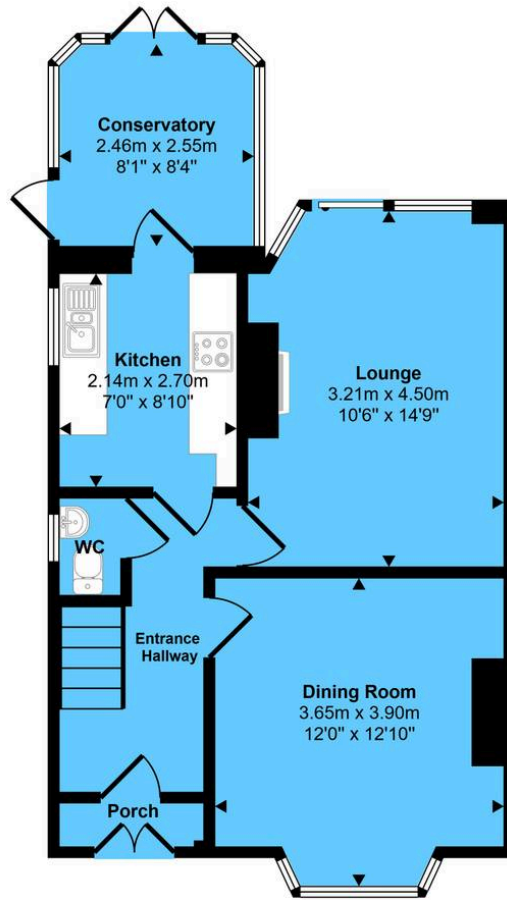
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DISCLAIMER

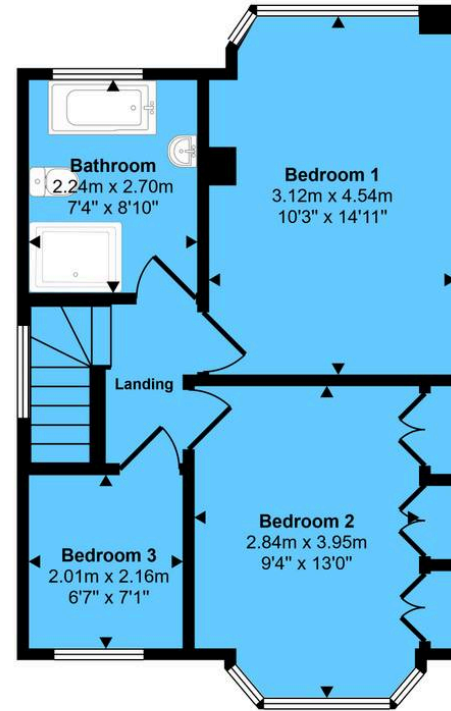
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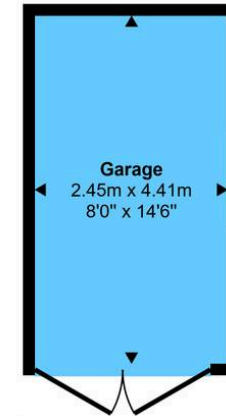
Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 11 sq m / 116 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.

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