



Hertford Way, Knowle

Guide Price £350,000





PROPERTY OVERVIEW

Situated on a highly sought after road in Knowle, this two-bedroom mid-terrace property is ideal for first-time buyers, investors or downsizers is available to purchase with no onward chain. Situated mid-way between Knowle and Dorridge the property is ideally located for access to local amenities and Dorridge Station. Upon entering the property, you are greeted by an inviting entrance hallway that connects the ground floor accommodation. The fitted kitchen boasts integrated appliances and provides ample space for a dining table, perfect for entertaining guests. The spacious living room effortlessly flows into a conservatory, offering very useful additional living space and opening out onto the rear garden. Upstairs, you will find two bedrooms, one of which is a large principal bedroom featuring fitted wardrobes. Both bedrooms are serviced by a family bathroom, providing comfortable and functional living spaces. Outside, the low maintenance rear garden is paved throughout, making it easy to maintain and enjoy, with the added benefit of two allocated parking spaces. With its prime location and well-appointed interior, this property presents an excellent opportunity to acquire a home within a desirable area of Knowle. Early viewing is highly recommended to fully appreciate the potential 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: D

Tenure: Freehold



- Two Bedroom Mid-Terrace Property
- No Onward Chain
- Well Presented Throughout
- Living Room & Conservatory
- Principal Bedroom With Fitted Wardrobes
- Ideal For First-Time Buyers, Investors or Downsizers
- Low Maintenance Rear Garden
- Two Parking Spaces



ENTRANCE HALLWAY

KITCHEN

10' 6" x 9' 11" (3.21m x 3.01m)

LIVING ROOM

13' 8" x 12' 10" (4.17m x 3.90m)

CONSERVATORY

9' 3" x 7' 9" (2.81m x 2.37m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 9' 1" (3.57m x 2.78m)

BEDROOM TWO

10' 10" x 7' 4" (3.30m x 2.23m)

BATHROOM

7' 7" x 6' 2" (2.32m x 1.87m)

TOTAL SQUARE FOOTAGE

66.0 sq.m (711 sq.ft) approx.

OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN

TWO ALLOCATED PARKING SPACES

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine and all carpets, curtains, blinds and light fittings.



ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

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.

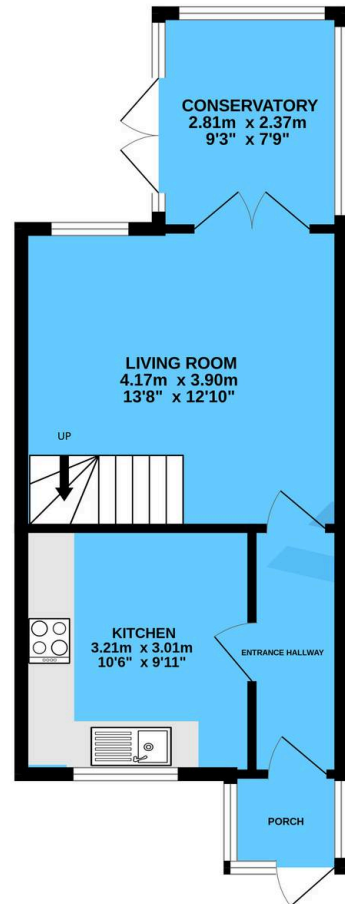
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

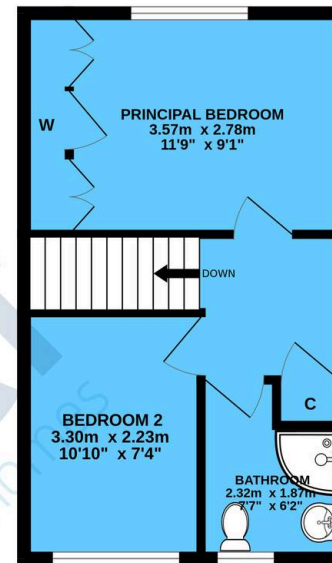
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 66.0 sq.m. (710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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