



# Hertford Way, Knowle

Guide Price £325,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom mid terrace property is ideally situated within walking distance of Dorridge Village, offering both convenience and a desirable residential setting. Set behind a tarmac driveway that provides parking for two cars, the property is accessed via a welcoming entrance hallway, leading you into a thoughtfully designed interior. At the front of the home, you will find a modern breakfast kitchen, fitted with contemporary units and ample workspace, making it a practical and stylish space for every-day dining and meal preparation. The spacious lounge, positioned at the rear, features elegant French doors that flood the room with natural light, creating an inviting area perfect for relaxing or entertaining guests. Upstairs, the first floor comprises two well proportioned bedrooms, both of which offer comfortable accommodation for residents or guests. These bedrooms are serviced by a well appointed family bathroom, finished to a high standard and providing both functionality and style. The property is offered to the market with the significant advantage of no upward chain, allowing for a straightforward and efficient purchase process. Its prime location ensures that Dorridge Station, along with the wide range of amenities available in Dorridge Village (including shops, cafes, and essential services), are all within easy walking distance.



This property combines modern living with excellent local amenities, making it an ideal choice for professionals, first time buyers, or those looking to downsize without compromising on quality or location. With its well maintained interiors, practical layout, and superb access to transport links and village facilities, this is a rare opportunity to acquire a home that is ready to move into and enjoy from day one. Early viewing is highly recommended to fully appreciate the quality and convenience this delightful 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 Located Walking Distance To Dorridge Village
- Set Behind A Tarmac Driveway With Parking For Two Cars
- Modern Breakfast Kitchen To The Front & A Large Lounge With French Doors Onto The Garden At The Rear
- To The First Floor Two Well Proportioned Bedrooms, Both Of Which Are Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped Garden With A Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer

#### **ENTRANCE HALLWAY**

#### **BREAKFAST KITCHEN**

10' 4" x 9' 3" (3.14m x 2.82m)

#### **LOUNGE**

13' 7" x 13' 1" (4.13m x 3.98m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 9" x 9' 6" (4.20m x 2.89m)

#### **BEDROOM TWO**

7' 0" x 10' 1" (2.13m x 3.07m)

#### **BATHROOM**

6' 2" x 6' 11" (1.89m x 2.10m)

#### **TOTAL SQUARE FOOTAGE**

57.0 sq.m (614 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN WITH PATIO AREA**



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

Integrated oven, integrated hob, extractor and dishwasher.

#### **ADDITIONAL INFORMATION**

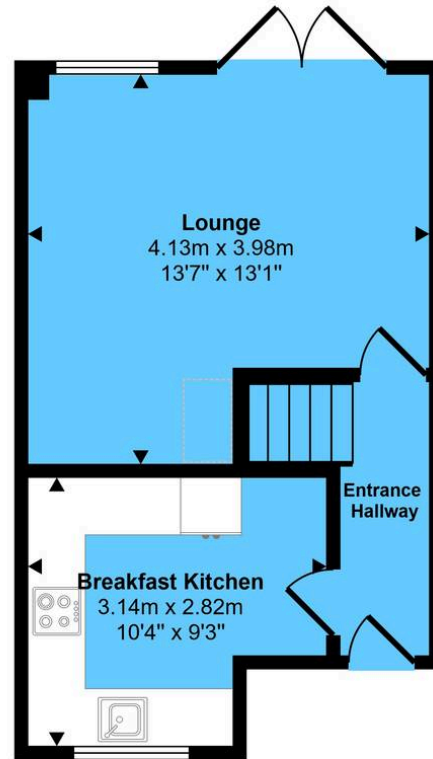
Services - water on a meter, mains gas, electricity and sewers.

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

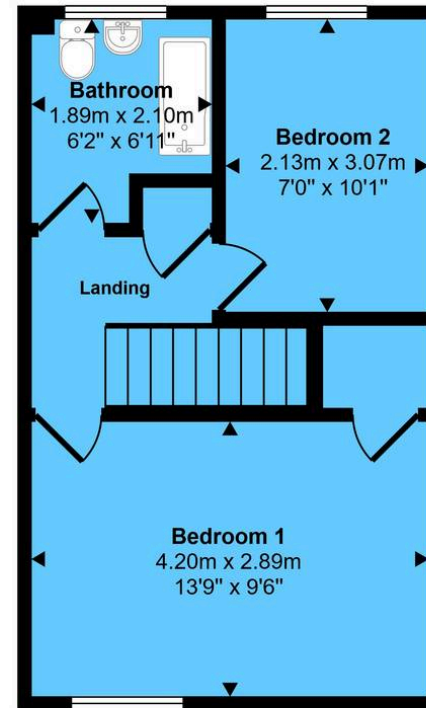
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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




Approx Gross Internal Area  
57 sq m / 614 sq ft



Ground Floor  
Approx 27 sq m / 294 sq ft



First Floor  
Approx 30 sq m / 320 sq ft

 Denotes head height below 1.5m

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

