



Moorfield Avenue, Knowle

Guide Price £499,950





## PROPERTY OVERVIEW

This well presented and significantly extended three bedroom detached property is located just a short walk away from all local schools and requires internal inspection to be fully appreciated. The property is set back behind a block paved driveway providing ample parking and to the ground floor includes a living room with bay window and to the rear affords a dining room extended to provide a further family room and extended breakfast kitchen. Off the living room is access into the guest cloakroom and garage with stairs providing access to all first floor accommodation. The first floor affords three bedrooms two of which have fitted wardrobes and a shower room and airing cupboard. Outside the property enjoys a landscaped rear garden mainly laid with lawn and full width patio area with ample room for table and chairs. To view this extended family home please contact Xact Homes on 01564 777284.





## 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: E

Tenure: Freehold

- Three Bedroom Detached
- Significantly Extended
- Close Proximity To All Local Schools
- Well Presented Throughout
- Living Room
- Dining/Family Room
- Extended Breakfast Kitchen
- Landscaped Rear Garden





## HALL

### LIVING ROOM

18' 1" x 10' 10" (5.5m x 3.3m)

### DINING ROOM

10' 10" x 8' 8" (3.3m x 2.63m)

### FAMILY ROOM

10' 9" x 10' 2" (3.27m x 3.1m)

### EXTENDED KITCHEN

18' 10" x 8' 2" (5.74m x 2.49m)

### GUEST WC

### FIRST FLOOR

### BEDROOM ONE

11' 1" x 10' 10" (3.37m x 3.31m)

### BEDROOM TWO

10' 10" x 10' 4" (3.3m x 3.14m)

### BEDROOM THREE

9' 6" x 8' 4" (2.9m x 2.53m)

### SHOWER ROOM

7' 11" x 5' 8" (2.41m x 1.73m)



## **OUTSIDE THE PROPERTY**

### **LANDSCAPED REAR GARDEN**

### **GARAGE**

15' 12" x 8' 0" (4.87m x 2.45m)

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

AEG oven, Bosch hob, Technik extractor, garden shed, fitted wardrobes in bedroom one and two, some curtains and light fittings and all carpets and blinds.

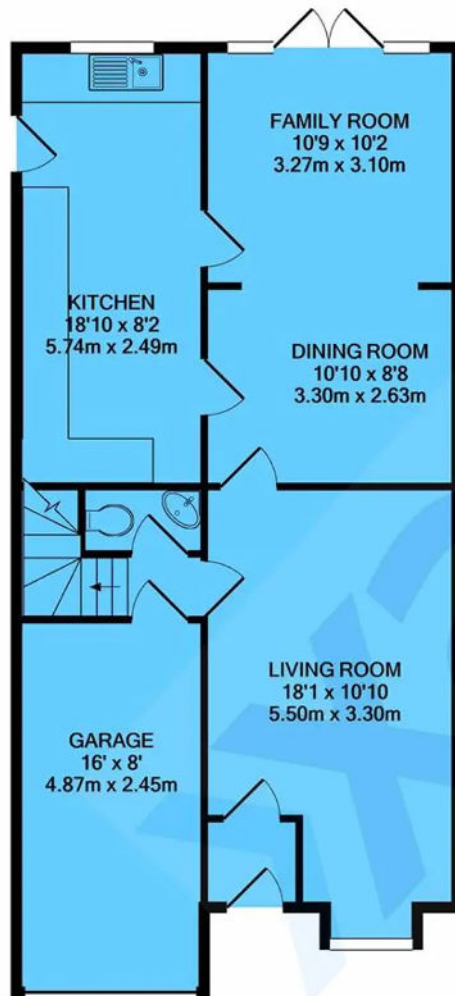
### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter  
Broadband - Virgin Loft Space - With ladder

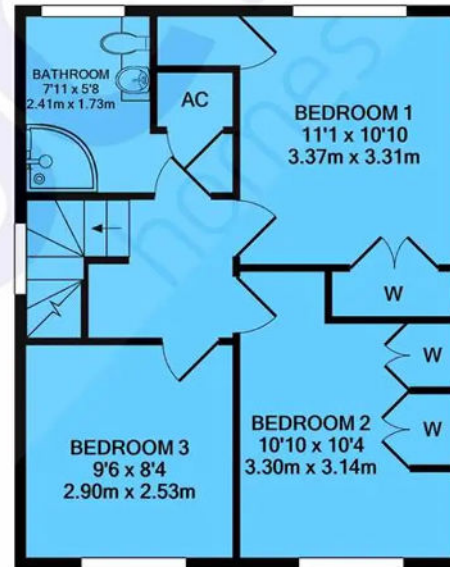
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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