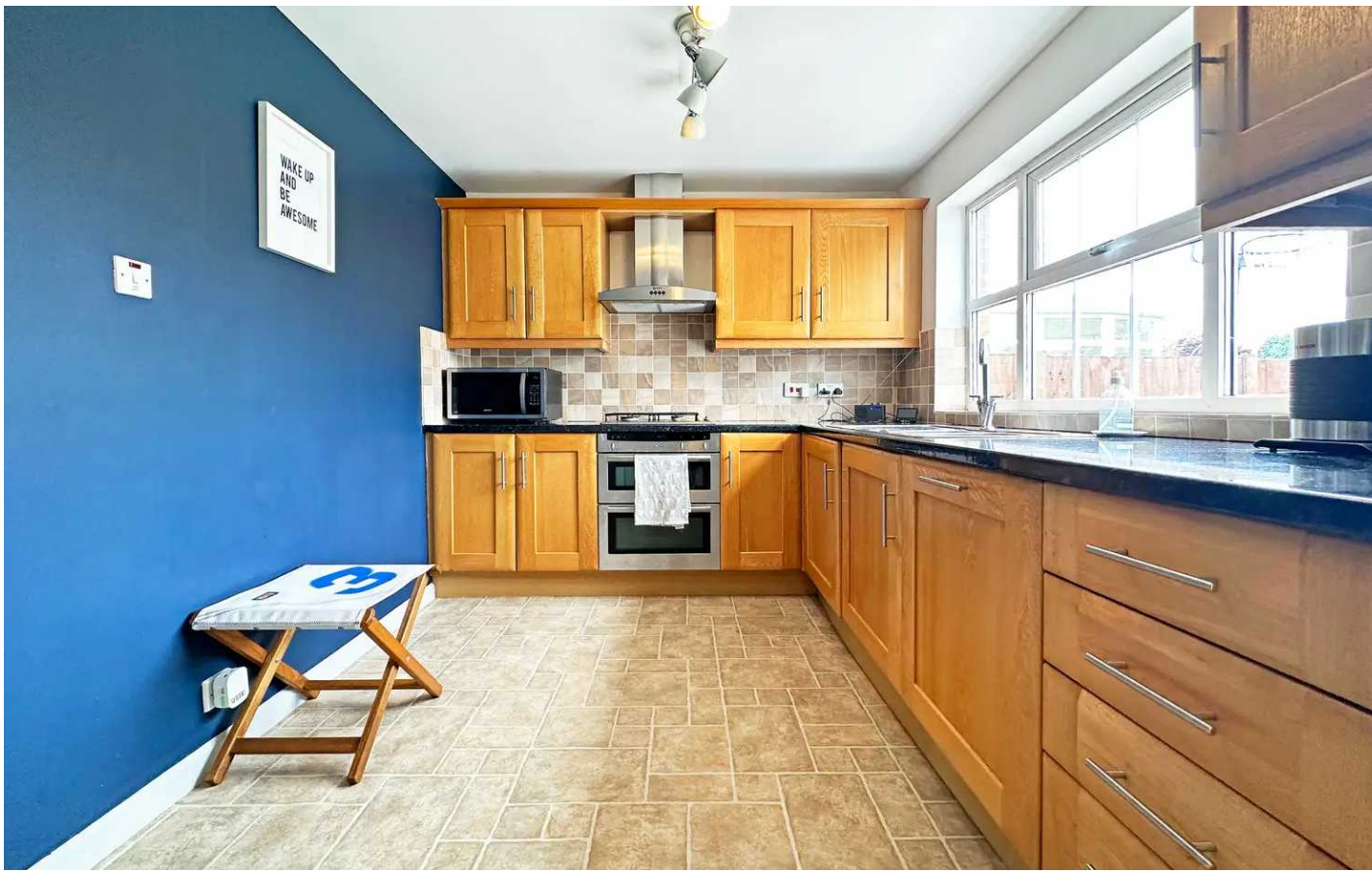




Moorfield Avenue, Knowle

Guide Price £600,000





## PROPERTY OVERVIEW

This beautiful presented four bedroom detached property is situated within a popular road of Knowle and is located within the catchment area for Arden Academy. Set behind a large block paved driveway providing parking for multiple vehicles, this superb family home is immaculately presented throughout and truly requires internal inspection to be fully appreciated. Once inside, you appreciate how light the property is with all ground floor accommodation accessed via the entrance hallway with guest cloakroom. The living space consists of two reception rooms, being sitting room to the front elevation with feature bay window and a dining room to the rear which also leads into a conservatory which overlooks the beautifully landscaped rear garden. Off the dining room and also accessed via the entrance hallway with a breakfast kitchen fitted with a range of base wall and drawer units and integrated appliances. To the first floor are four excellent bedrooms all serviced via the modern family bathroom.





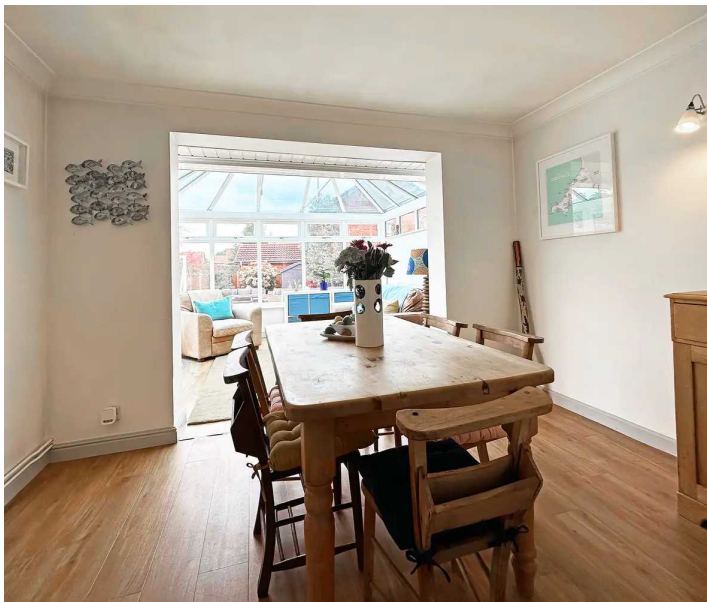
Outside the property affords a single garage and to the rear has a beautiful landscaped rear garden which is mainly laid with lawn and also affords a decked area to the rear providing a super seating area to catch the evening sun. The garden also includes a useful storage shed. To view this fantastic 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





- Superb Family Home
- Four Bedroom Detached
- Immaculate Throughout
- Large Block Paved Driveway
- Two Reception Rooms & Conservatory
- Breakfast Kitchen
- Landscaped Rear Garden
- Single Garage

#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

7' 9" x 2' 6" (2.35m x 0.75m)

#### **SITTING ROOM**

14' 3" x 11' 6" (4.35m x 3.50m)

#### **DINING ROOM**

11' 6" x 8' 2" (3.50m x 2.50m)

#### **CONSERVATORY**

10' 8" x 10' 4" (3.25m x 3.15m)

#### **BREAKFAST KITCHEN**

13' 3" x 7' 10" (4.05m x 2.40m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 0" x 11' 8" (3.65m x 3.55m)

#### **BEDROOM TWO**

10' 10" x 10' 10" (3.30m x 3.30m)

#### **BEDROOM THREE**

8' 10" x 8' 6" (2.70m x 2.60m)

#### **BEDROOM FOUR**

9' 2" x 7' 1" (2.80m x 2.15m)

#### **BATHROOM**

7' 5" x 5' 5" (2.25m x 1.65m)



## **OUTSIDE THE PROPERTY**

### **BEAUTIFUL LANDSCAPED REAR GARDEN**

#### **SINGLE GARAGE**

16' 3" x 7' 10" (4.95m x 2.40m)

#### **STORAGE SHED**

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

Neff integrated oven, Neff integrated hob, Neff extractor, Tecnik dishwasher, Beko washing machine, all carpets, all blinds, a garden shed and light fittings are negotiable.

#### **ADDITIONAL INFORMATION**

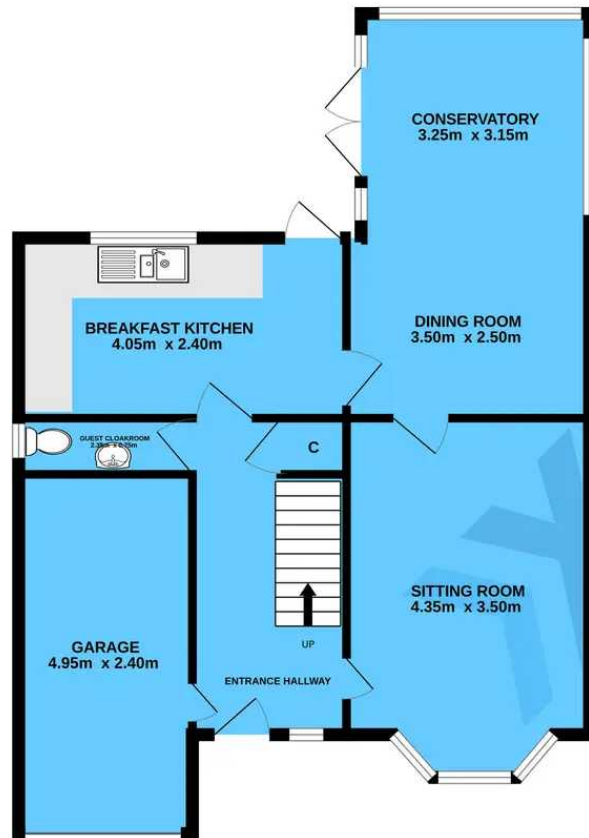
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - partially boarded.

#### **MONEY LAUNDERING REGULATIONS**

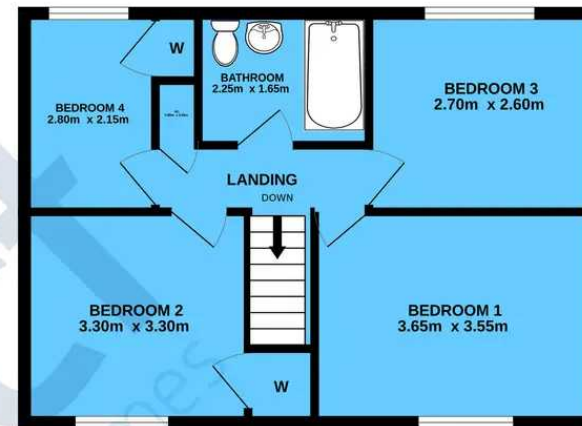
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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