



Moorfield Avenue, Knowle

Guide Price £675,000



PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a superb four-bedroom detached property, benefitting from no upward chain and set on a generously sized corner plot, this residence offers outstanding potential for extension or ample storage space for a boat or caravan.

Nestled within a sought-after location within walking distance to local schools and amenities, this property has been recently redecorated throughout, presenting a fresh and inviting atmosphere for the new owners. Boasting a well-thought-out layout, the living room/dining room and breakfast kitchen with a large utility area provide ample space for comfortable living and entertaining. All ground floor accommodation is accessed via the entrance hallway with guest cloakroom.



Beyond the welcoming facade, the property is set behind a driveway with a garage and a lawned foregarden, showcasing a pleasing kerb appeal. The principal bedroom features an ensuite bathroom, while the remaining bedrooms are serviced by a family bathroom, ensuring the comfort and privacy of the occupants.



The rear garden is a true highlight of the property, landscaped to create a private sanctuary ideal for relaxation and outdoor gatherings. With the outstanding opportunity to extend the property to the side, the potential for further enhancements is boundless, catering to the needs of a growing family or those seeking additional living space.

In conclusion, this property presents a unique opportunity for those seeking a well-maintained, versatile family home with the scope for customisation and expansion. With its convenient location, spacious interiors, and appealing outdoor space, this residence truly offers a foundat

ion for a comfortable and enjoyable lifestyle.

Contact us today to arrange a viewing and seize this opportunity to make this property your own.





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





- Benefitting No Upward Chain
- Superb Four Bedroom Detached Set On A Large Corner Plot
- Offering Outstanding Potential To Extended Or Store Boat / Caravan To Side Of Property
- Situated Within Walking Distance To Local Schools And All Amenities
- Recently Redecorated Throughout
- Set Behind Driveway With Garage And Lawned Foregarden
- Living Room / Dining Room And Breakfast Kitchen With Large Utility
- Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Superb Landscaped And Private Rear Garden With Outstanding Opportunity To Extend Property To Side
- Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 5" x 12' 2" (5.00m x 3.70m)

DINING ROOM

11' 6" x 10' 2" (3.50m x 3.10m)

BREAKFAST KITCHEN

15' 1" x 9' 6" (4.60m x 2.90m)

UTILITY AREA

11' 10" x 8' 2" (3.60m x 2.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 10' 6" (4.00m x 3.20m)

ENSUITE

9' 10" x 3' 3" (3.00m x 1.00m)

BEDROOM TWO

13' 1" x 8' 6" (4.00m x 2.60m)



**BEDROOM THREE**

10' 6" x 7' 1" (3.20m x 2.15m)

BEDROOM FOUR

9' 10" x 7' 1" (3.00m x 2.15m)

BATHROOM

9' 10" x 5' 7" (3.00m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 132.0 sq.m. = 1421 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

19' 0" x 9' 2" (5.80m x 2.80m)

REAR GARDEN**ITEMS INCLUDED IN SALE**

Britannia Range free standing cooker, John Lewis fridge freezer, Bosch dishwasher, Bosch washing machine, Bosch tumble dryer, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

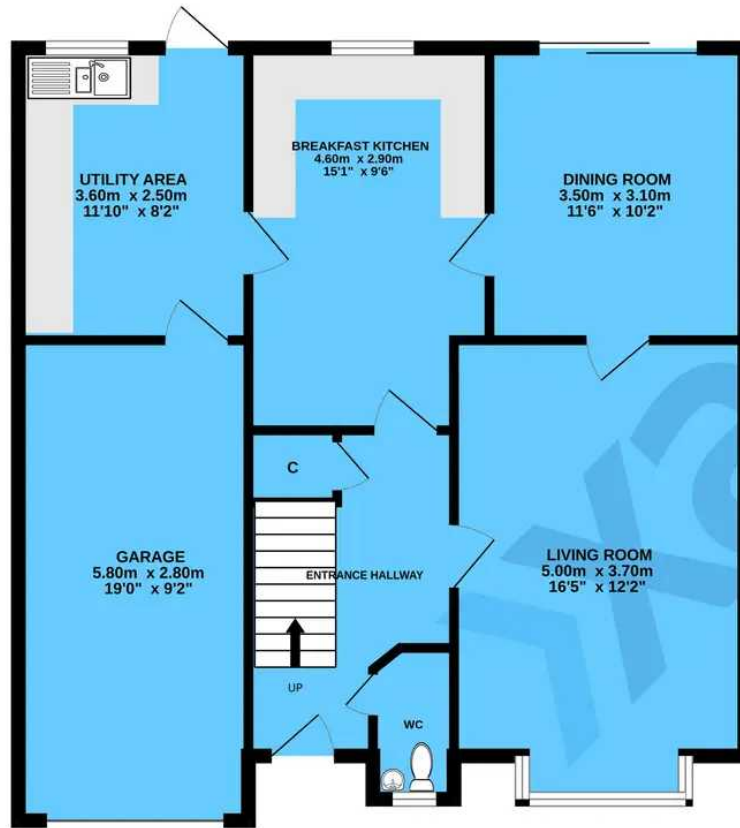
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

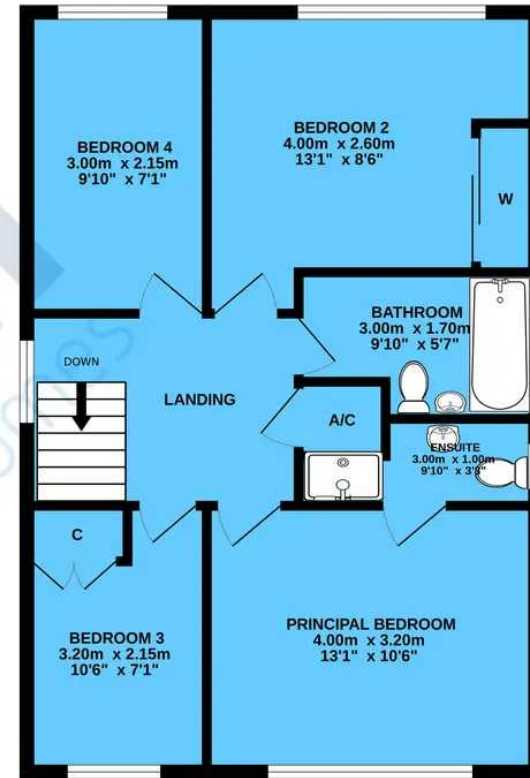
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 132.0 sq.m. (1421 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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