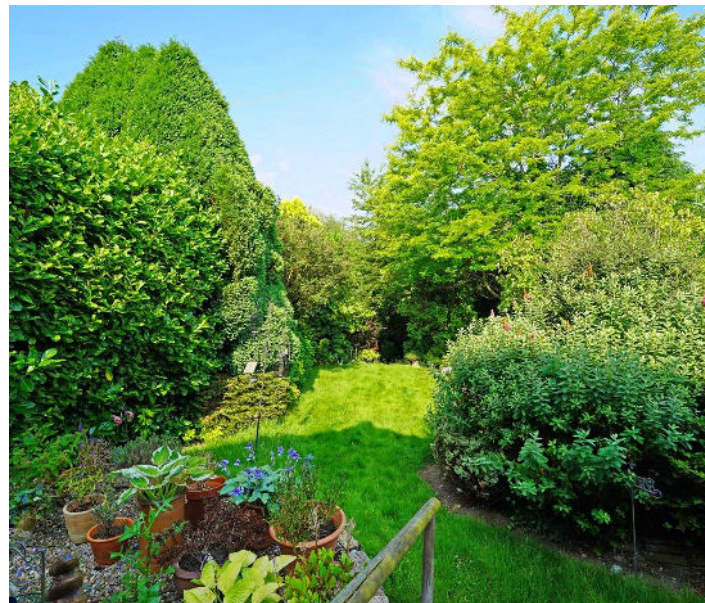




Newton Road, Knowle

Guide Price £500,000





## PROPERTY OVERVIEW

Situated in a desirable road of Knowle Village, this immaculate three-bedroom link-detached property stands in a convenient location with thoughtfully designed living space providing an opportunity to purchase a property with no upward chain. Set behind a block paved driveway, the property benefits from a single garage and off road parking. A highlight of this residence is the welcoming entrance hallway that provides access to all ground floor accommodation, setting the tone for the cohesive flow of the home. The open-plan living and dining room is a standout feature, designed with a dual aspect that floods the space with natural light. The room offers a versatile layout, ideal for both relaxation and entertaining. The adjacent breakfast kitchen is complete with modern fixtures and fittings, and a utility area providing added convenience. The property comprises of three well proportioned bedrooms and a shower room. For those who require a dedicated workspace, a separate office is located to the rear of the property offers a quiet and productive environment.



Externally, the property is just as impressive, set behind a block-paved driveway with a garage, providing ample parking space for residents and guests. The private landscaped rear garden is a peaceful oasis with a westerly aspect, making it perfect for enjoying outdoor gatherings or simply unwinding in the serenity of nature. This property seamlessly combines practicality with modern comforts, offering a lifestyle of convenience and tranquillity. With its prime location, well-appointed interiors, and meticulous attention to detail, this home presents a rare opportunity for discerning buyers seeking a place to call their own in the vibrant community of Knowle Village. Book your viewing today and experience the epitome of sophisticated living.

- No Upward Chain
- Three Bedroom Link Detached Property Situated Close To Knowle Village
- Set Behind Block Paved Driveway With Garage
- Entrance Hallway Leading To All Ground Floor Accommodation
- Open Plan And Dual Aspect Living / Dining Room
- Breakfast Kitchen
- Three Bedrooms And Shower Room
- Office Located To The Rear
- Private Landscaped Rear Garden With Westerly Aspect





## 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



## **PORCH**

### **ENTRANCE HALLWAY**

11' 2" x 7' 10" (3.40m x 2.39m)

### **LIVING/DINING ROOM**

24' 3" x 11' 0" (7.39m x 3.35m)

### **BREAKFAST KITCHEN**

11' 10" x 7' 9" (3.61m x 2.36m)

### **UTILITY**

14' 9" x 6' 7" (4.50m x 2.01m)

### **WC**

4' 9" x 3' 7" (1.45m x 1.09m)

### **INTEGRAL GARAGE**

16' 5" x 8' 0" (5.00m x 2.44m)

## **FIRST FLOOR**

### **BEDROOM ONE**

12' 2" x 11' 0" (3.71m x 3.35m)

### **BEDROOM TWO**

12' 0" x 11' 0" (3.66m x 3.35m)

### **BEDROOM THREE**

12' 0" x 8' 0" (3.66m x 2.44m)

### **SHOWER ROOM**

12' 2" x 7' 10" (3.71m x 2.39m)

### **TOTAL SQUARE FOOTAGE**

112.9 sq.m (1215 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR TWO VEHICLES**

**LANDSCAPED REAR GARDEN**

#### **OFFICE**

8' 2" x 7' 10" (2.49m x 2.39m)

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

Free standing cooker, extractor, fridge, dishwasher, washing machine, all carpets, curtains, blinds and light fittings.

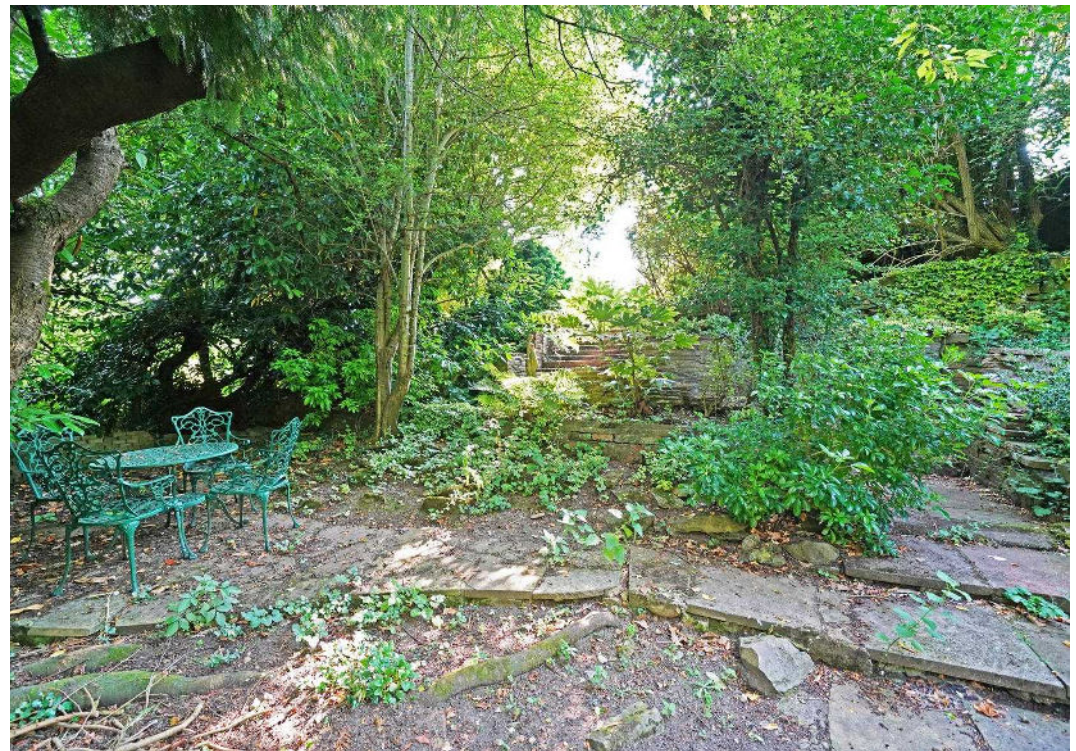
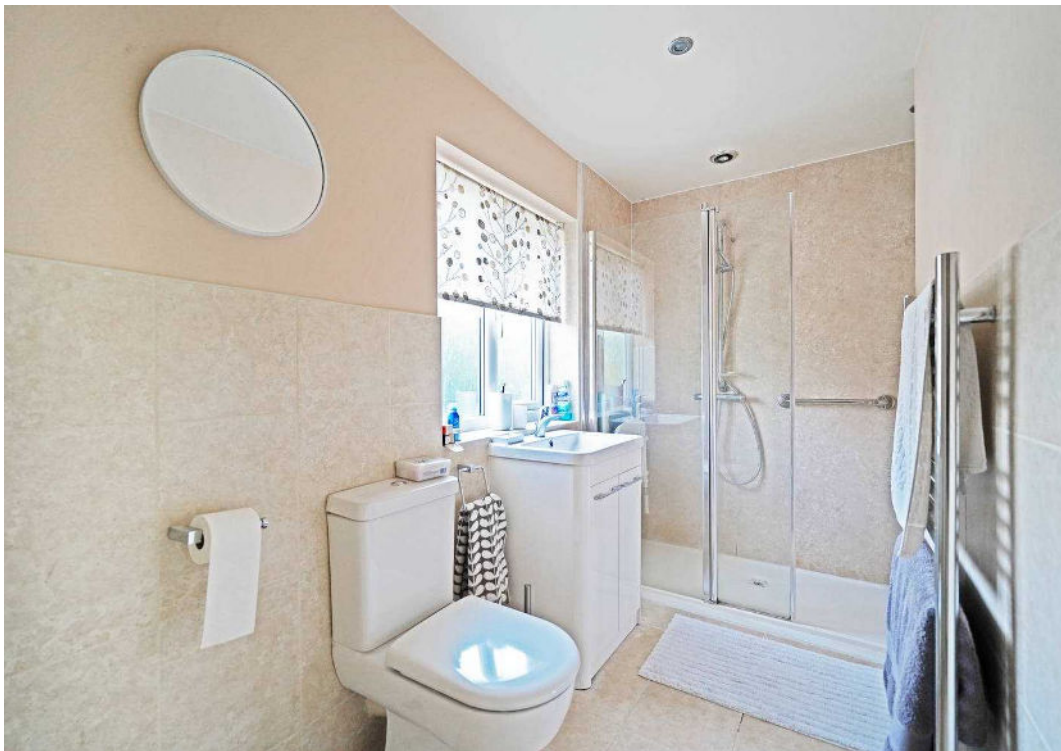
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

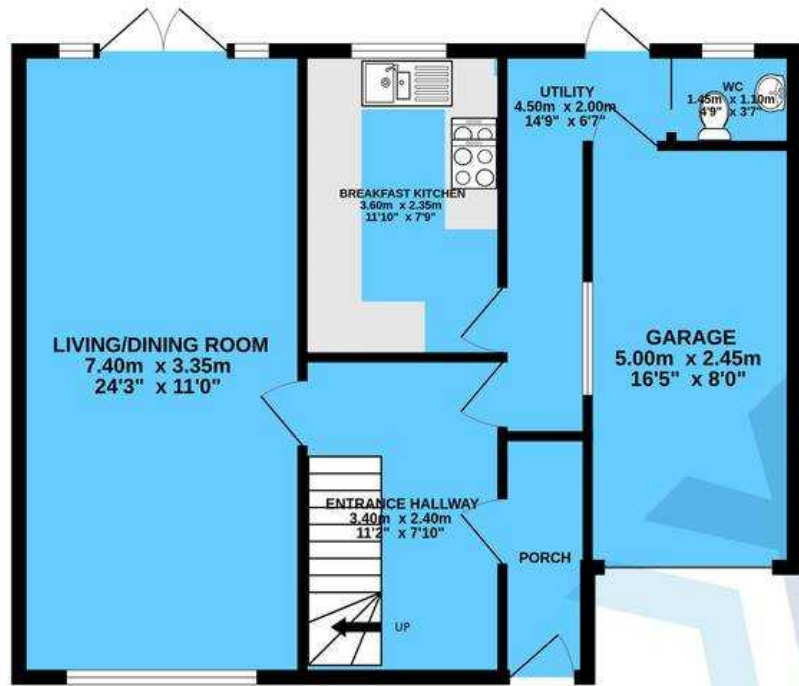
Broadband - fibre available. Loft space - boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

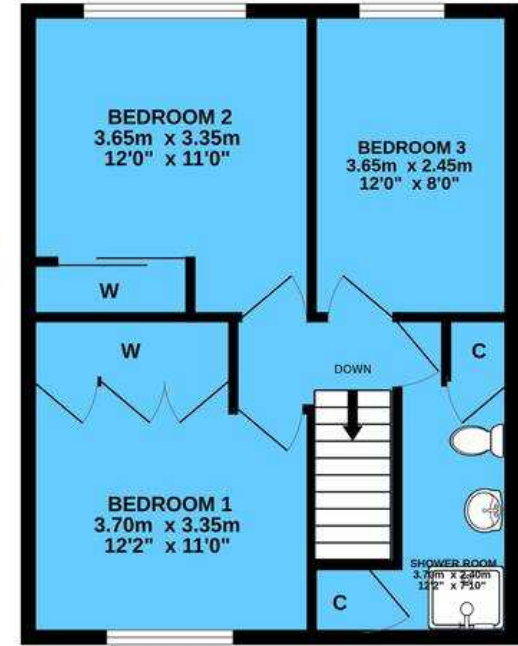
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.9 sq.m. (1215 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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