



Needhill Close, Knowle

Guide Price £375,000





PROPERTY OVERVIEW

Located in a quiet cul-de-sac within the sought-after location of Arden Academy Catchment, we are delighted to present this attractive two-bedroom semi-detached house to the market. At the front of the property you are greeted by a good size and bright lounge. The property boasts a spacious and tastefully extended kitchen/diner, offering a versatile space for entertaining guests or enjoying family meals which is located at the rear of the property with views over the landscaped garden. Ideal for a first-time buyer seeking a charming residence or an investor looking to add to their property portfolio, this home offers both comfort and potential for growth. The two generously sized bedrooms provide ample space for rest and relaxation, catering to the needs of a range of lifestyles. Externally, the property benefits from a garage and a private driveway with space for two vehicles, ensuring convenient parking options for residents and visitors alike. The garage offers additional storage space, complementing the practicality of the property. In addition to its appealing features, the property is situated within the catchment area of the esteemed Arden Academy, enhancing its desirability for families seeking quality education options for their children.



Overall, this property presents a unique opportunity to acquire a well-maintained and inviting home in a desirable location. With its blend of modern amenities, convenient features, and potential for personalisation, this two-bedroom semi-detached house is sure to appeal to a discerning buyer in search of comfort and convenience.

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 Semi-Detached Property
- Extended Kitchen/Diner
- Well Appointed Family Bathroom
- Ideal For First Time Buyer Or Investor
- Arden Academy Catchment
- Private Driveway With Space For Two Vehicles
- Garage
- Potential To Extend Subject To The Necessary Planning Permissions

HALL

LOUNGE

14' 7" x 9' 10" (4.45m x 3.00m)

KITCHEN

13' 1" x 7' 9" (3.99m x 2.36m)

DINING AREA

11' 2" x 7' 3" (3.40m x 2.21m)

INTEGRAL GARAGE

16' 5" x 7' 10" (5.00m x 2.39m)



FIRST FLOOR

BEDROOM ONE

13' 1" x 9' 8" (3.99m x 2.95m)

BEDROOM TWO

13' 0" x 7' 9" (3.96m x 2.36m)

BATHROOM

7' 10" x 5' 1" (2.39m x 1.55m)

TOTAL SQUARE FOOTAGE

77.1 sq.m (830 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, all carpets, blinds and light fittings, electric garage door and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

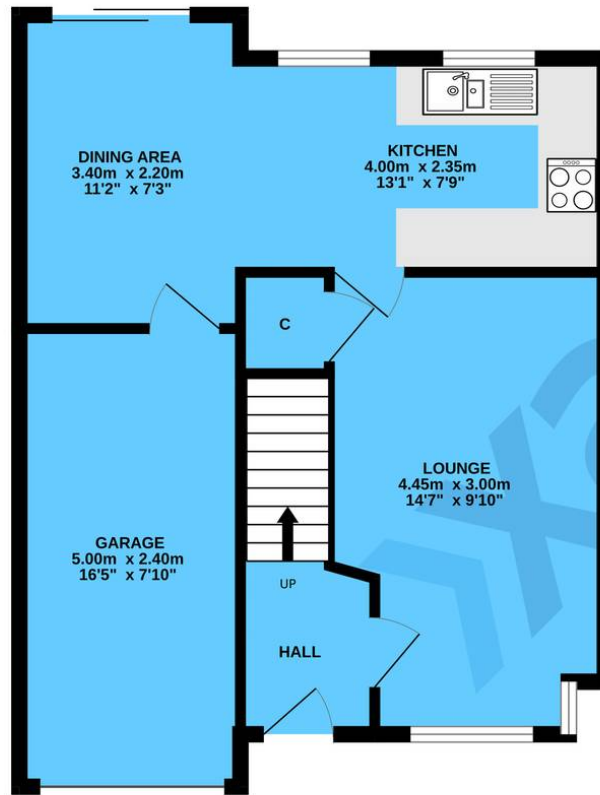
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - fibre optic. Loft space - boarded. Cavity wall insulation.

MONEY LAUNDERING REGULATIONS

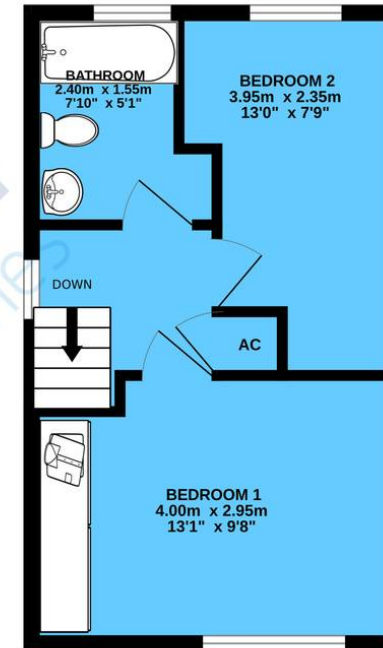
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 77.1 sq.m. (830 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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