



Trehern Close, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

Presenting a well-appointed family home, we are delighted to offer this four-bedroom detached property, nestled in a tranquil cul-de-sac within the sought-after locale of Knowle. In addition, the property provides the potential for those seeking to extend and add value subject to the necessary planning permissions.

On entering the property, you are welcomed into the inviting hallway, providing access to all ground floor living spaces. The property boasts a living room to the front elevation, perfect for relaxing evenings, alongside a separate dining room offering an ideal space for formal entertaining or family meals and a conservatory providing access to the rear garden.

The heart of the home lies within the well-equipped breakfast kitchen, seamlessly flowing into the dining room, which also offers the potential to make open plan, catering to the demands of modern family life. A guest cloakroom is conveniently located on the ground floor for added convenience.





Ascending the stairs, the first floor has a spacious landing leading to four generously proportioned bedrooms, three with built-in wardrobes, ensuring ample space for the whole family. Completing the upper level is a large family bathroom, providing essential convenience for daily routines.

This property benefits from a garage, with utility area, and a driveway providing ample off-road parking, catering to the needs of the modern family lifestyle.

The property's outdoor space is characterised by a south-facing and private rear garden, ideal for soaking up the sunshine. The garden features a full-width patio area, perfect for al fresco dining and entertaining, with the remainder of the garden laid to lawn, providing a tranquil setting for relaxation.



Conveniently positioned within close proximity to local amenities, well-regarded schools, and excellent transport links, this property represents an excellent opportunity for those seeking a comfortable and stylish family home.



In summary, this charming four-bedroom property offers a seamless blend of functionality and style, providing a peaceful retreat within a prime location and also offering the cope for extension (STPP). Enquire now for further details and to arrange a viewing.

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 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





- Four Bedroom Detached Property Located Within Quiet Cul-De-Sac of Knowle
- Three Reception Rooms Including Living Room And Dining Room
- All Ground Floor Accommodation Accessed Via Entrance Hallway With Guest Cloakroom
- Garage
- Set Behind Driveway Providing Ample Parking
- Four Bedrooms And Family Bathroom
- South Facing And Private Rear Garden Which Affords A Full Width Patio And Is Mainly Laid With Lawn
- Breakfast Kitchen

HALLWAY

LIVING ROOM

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

DINING ROOM

11' 7" x 10' 2" (3.53m x 3.10m)

CONSERVATORY

9' 8" x 8' 10" (2.95m x 2.70m)

BREAKFAST KITCHEN

15' 2" x 12' 0" (4.63m x 3.65m)

WC

FIRST FLOOR

BEDROOM ONE

13' 0" x 11' 10" (3.95m x 3.60m)

BEDROOM TWO

10' 10" x 10' 4" (3.30m x 3.15m)

BEDROOM THREE

9' 10" x 7' 7" (3.00m x 2.30m)

BEDROOM FOUR

10' 0" x 7' 1" (3.05m x 2.15m)

FAMILY BATHROOM

10' 0" x 5' 7" (3.05m x 1.70m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 140.3 sq.m. = 1510 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

27' 3" x 8' 10" (8.30m x 2.68m)

SOUTH FACING PRIVATE REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Neff oven and hob, all carpets and blinds, some curtains and light fittings, fitted wardrobes in bed 1, 2 and 3, garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.

Loft - Partially boarded with ladder and lighting

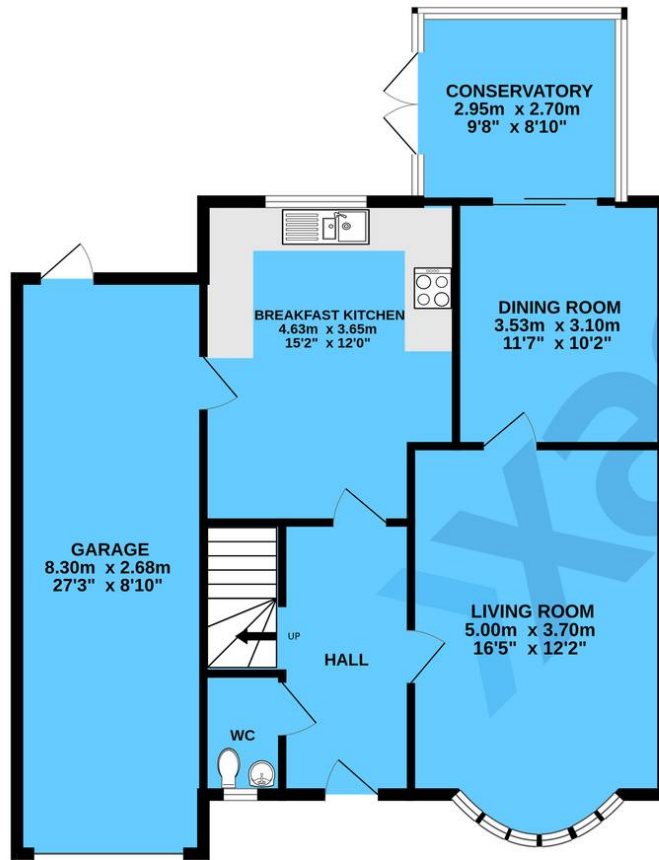
Broadband - BT

MONEY LAUNDERING REGULATIONS

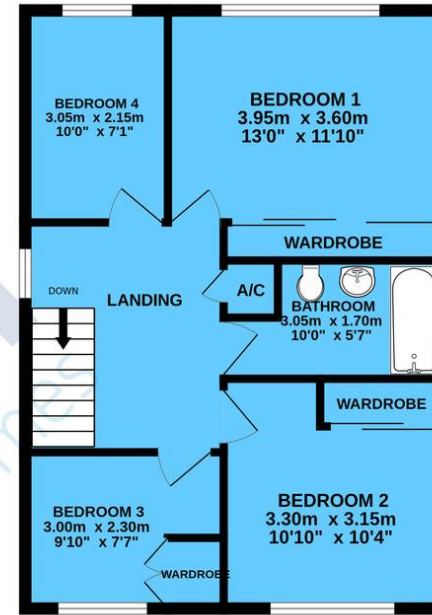
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 140.3 sq.m. (1510 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

