



Ullenhall Road, Knowle

Guide Price £495,000





## PROPERTY OVERVIEW

This immaculately presented three bedroom, one bathroom semi detached house offers an exceptional opportunity for families and professionals alike, situated adjacent to Knowle Park and within walking distance of Knowle village and its array of amenities. Set behind a beautifully landscaped front garden and a driveway (which provides ample parking and is complemented by a full size single garage), the property is accessed via a welcoming entrance hallway. To the front, the spacious lounge features a bay window, creating a bright and inviting atmosphere ideal for relaxation or entertaining guests. The modern kitchen diner, located to the rear, is thoughtfully designed with contemporary fittings and ample space for dining, and benefits from French doors that allow for seamless indoor-outdoor living. A useful utility area and cloakroom add further practicality to the ground floor layout. Upstairs, the first floor hosts three well proportioned bedrooms, each offering comfortable accommodation and flexibility for family living or home working. These bedrooms are serviced by a stylish and modern family bathroom. The property is offered to the market with the advantage of no upward chain, ensuring a smooth and swift transaction for prospective buyers.



Additional benefits include its location within the prestigious Arden Academy catchment area (making it a highly desirable choice for families seeking outstanding educational options) and the ease of access to local shops, restaurants, and transport links. With its combination of contemporary design, practical features, and a sought after location, this property represents a rare opportunity to secure a home in one of Knowle's most desirable settings. Early viewing is highly recommended to appreciate the quality and convenience this home has to offer.

- Immaculately Presented Three Bedroom Semi Detached Located Adjacent To Knowle Park
- Landscaped Front Garden, Driveway & Single Garage
- Modern Kitchen Diner To The Rear With French Doors Onto The Garden & A Useful Utility
- Three Well Proportioned Bedrooms & Modern Family Bathroom
- Westerly Facing Private Rear Landscaped Garden with Patio Area
- Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Academy Catchment Area



## 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



## ENTRANCE HALLWAY

### LOUNGE

11' 11" x 14' 10" (3.62m x 4.52m)

### KITCHEN / DINER

15' 1" x 10' 6" (4.59m x 3.21m)

### UTILITY AREA

6' 3" x 10' 10" (1.90m x 3.31m)

### WC

## FIRST FLOOR

### BEDROOM ONE

8' 2" x 12' 10" (2.48m x 3.90m)

### BEDROOM TWO

8' 5" x 10' 8" (2.56m x 3.25m)

### BEDROOM THREE

6' 2" x 9' 8" (1.89m x 2.95m)

### BATHROOM

6' 0" x 7' 1" (1.84m x 2.15m)

### TOTAL SQUARE FOOTAGE

98.0 sq.m (1052 sq.ft) approx.

## OUTSIDE THE PROPERTY

### DRIVEWAY PROVIDING AMPLE PARKING

### PRIVATE WESTERLY FACING REAR GARDEN





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

Oven, hob, extractor, fridge and dishwasher, all carpets, blinds and light fittings, fitted wardrobes in all bedrooms, car charging point which was fitted in 2026.

#### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

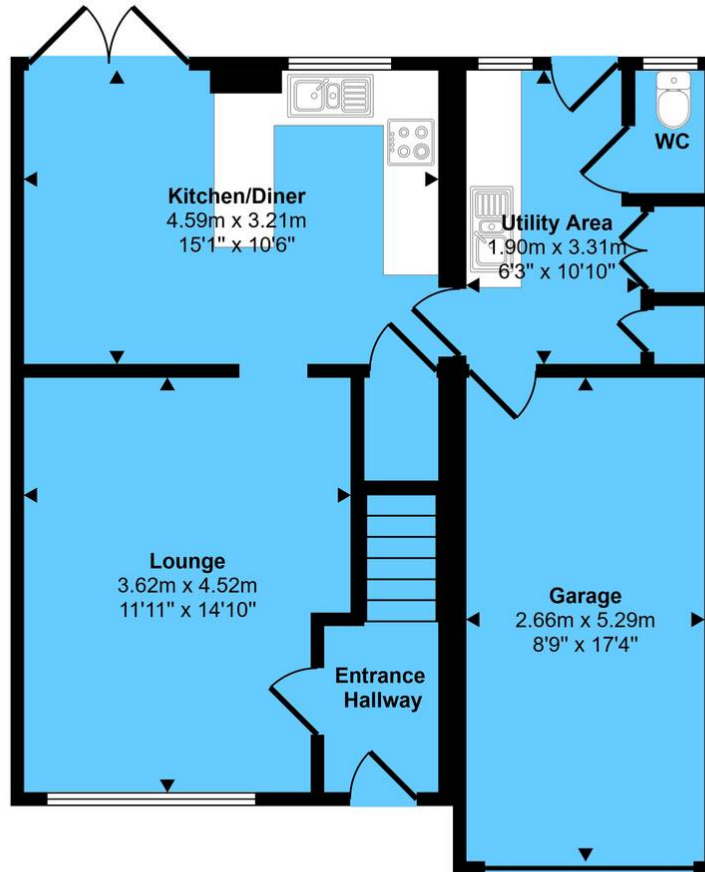
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

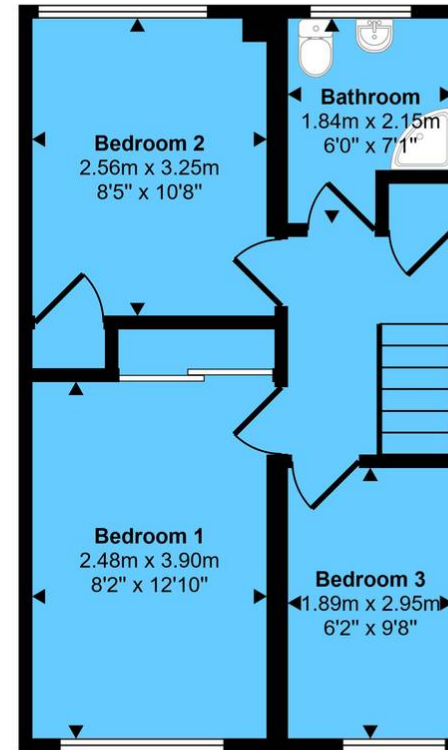
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
98 sq m / 1052 sq ft



Ground Floor  
Approx 62 sq m / 663 sq ft



First Floor  
Approx 36 sq m / 389 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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