



Shortland Close, Knowle

Guide Price £600,000



PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle, is this significantly extended and improved three bedroom detached property which benefits from being located within walking distance to Knowle park, village and local schools. The property is beautifully presented throughout and briefly affords: - porch, entrance hall, living room with proud chimney breast, marble fire surround, marble hearth and fitted electric fire, dining room with French doors leading into UPVC double glazed conservatory, breakfast kitchen with integrated appliances, utility, double garage, three double bedrooms (principal bedroom with ensuite), family bathroom and a landscaped south easterly facing rear garden. To view this beautiful family home contact Xact Homes on 01564 777284.



- Beautifully Presented & Maintained
- Within Walking Distance To Knowle Village
- Within A Quiet Cul-De-Sac Location
- Breakfast Kitchen
- Extended Living Room
- Conservatory
- Three Double Bedrooms
- Landscaped Rear Garden
- Double Garage



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 HALL

WC

LIVING ROOM

29' 4" x 10' 8" (8.95m x 3.26m)

DINING ROOM

11' 3" x 10' 7" (3.44m x 3.23m)

CONSERVATORY

12' 9" x 10' 5" (3.88m x 3.18m)



**BREAKFAST KITCHEN**

10' 0" x 17' 0" (3.05m x 5.18m)

UTILITY ROOM

7' 5" x 4' 0" (2.26m x 1.22m)

FIRST FLOOR**PRINCIPAL BEDROOM**

9' 8" x 16' 2" (2.95m x 4.92m)

ENSUITE

9' 6" x 5' 3" (2.89m x 1.59m)

BEDROOM TWO

13' 1" x 9' 6" (3.99m x 2.90m)

BEDROOM THREE

9' 9" x 8' 8" (2.98m x 2.64m)

BATHROOM

5' 11" x 7' 10" (1.80m x 2.40m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

16' 1" x 15' 11" (4.91m x 4.86m)

TOTAL SQUARE FOOTAGE

166.0 sq.m (1783 sq.ft) approx.

DRIVEWAY**LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN SALE**

Sold as seen, excluding dryer and freezer in utility.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises). Loft space –

Part 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.

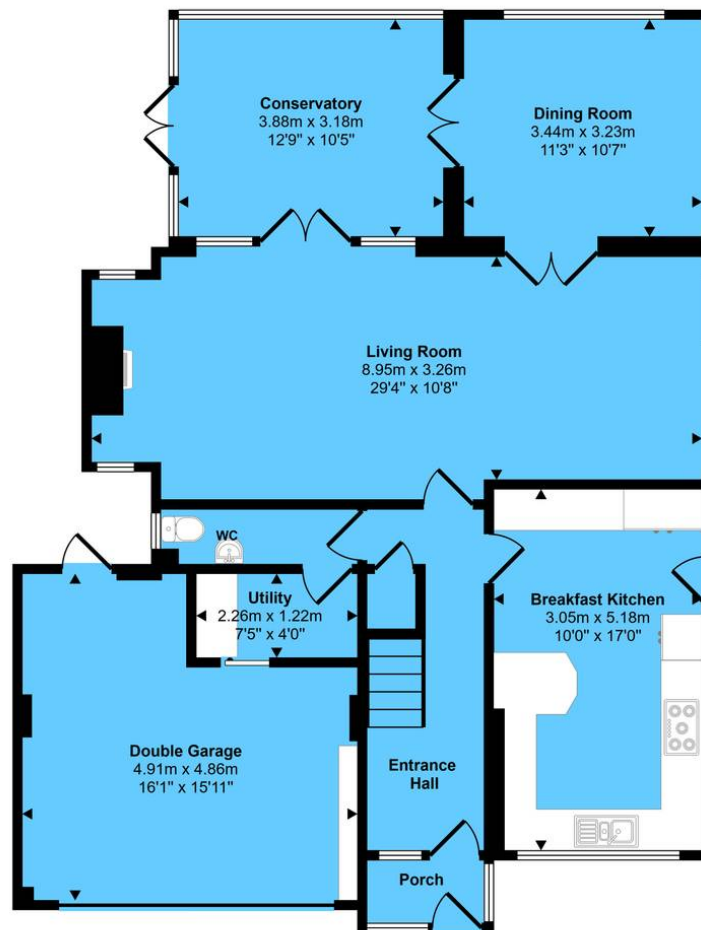
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

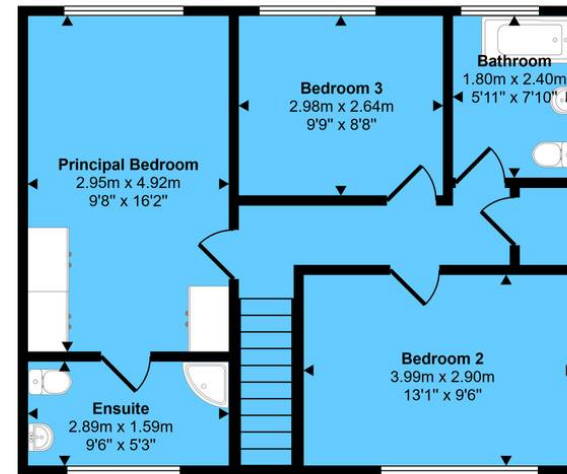
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
166 sq m / 1783 sq ft



Ground Floor
Approx 112 sq m / 1206 sq ft



First Floor
Approx 54 sq m / 577 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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