



Darley Green Road, Knowle

Guide Price £325,000





PROPERTY OVERVIEW

This extended three bedroom end of terrace cottage presents an exceptional opportunity for buyers seeking a property with outstanding potential, set on a desirable corner plot within walking distance to Dorridge Station and all local amenities. In need of total modernisation and improvement, the cottage offers a flexible and generously proportioned layout, ideal for those looking to create a bespoke home tailored to their tastes. The ground floor accommodation comprises a welcoming living room, a separate dining room, a snug (perfect for use as a study or playroom), and a breakfast kitchen to the rear which leads to a lean to / greenhouse. A downstairs family bathroom adds convenience and versatility to the ground floor arrangement. Upstairs, three well-proportioned bedrooms and a shower room provide comfortable accommodation for families or those seeking additional guest space. The property also benefits from a single garage (ideal for secure parking or extra storage), further enhancing its appeal. To the right of the garage is additional land that could potentially be used for private parking subject to planning approval. The cottage is offered to the market with no upward chain, ensuring a straightforward purchase process for prospective buyers.





With its southerly facing rear aspect, the property enjoys abundant natural light throughout the day, creating a bright and welcoming atmosphere inside. This is a rare chance to acquire a characterful home in a sought-after location, with the scope to renovate and extend (subject to planning permission) to suit individual requirements. Early viewing is highly recommended to fully appreciate the potential on offer and to secure a property in this well-connected and popular part of Dorridge.

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: C

Tenure: Freehold





- Extended Three Bedroom End Of Terrace Cottage
- In Need Of Total Modernisation And Improvement
- Living Room, Dining Room, Snug And Breakfast Kitchen Plus Downstairs Bathroom
- Three Bedroom And Shower Room To First Floor
- Single Garage
- Set On A Corner Plot Affording Outstanding Potential
- Southerly Facing Rear Garden
- Offered To The Market With No Upward Chain
- Situated Within Walking Distance To Dorridge Station And All Local Amenities

PORCH

LIVING ROOM

16' 1" x 11' 9" (4.89m x 3.58m)

SNUG

7' 11" x 11' 2" (2.41m x 3.41m)

DINING ROOM

10' 0" x 8' 6" (3.04m x 2.58m)

BREAKFAST KITCHEN

15' 7" x 8' 2" (4.75m x 2.49m)

LEAN TO/GREENHOUSE

BATHROOM

7' 8" x 8' 0" (2.33m x 2.44m)

FIRST FLOOR

BEDROOM ONE

16' 7" x 8' 2" (5.05m x 2.50m)

BEDROOM TWO

12' 11" x 8' 5" (3.93m x 2.57m)

BEDROOM THREE

7' 10" x 13' 2" (2.40m x 4.01m)

SHOWER ROOM

7' 8" x 5' 9" (2.34m x 1.75m)



OUTSIDE THE PROPERTY

GARAGE

TOTAL SQUARE FOOTAGE

133.0 sq.m (1431 sq.ft) approx.

DRIVEWAY

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Greenhouse and all carpets and light fittings.

ADDITIONAL INFORMATION

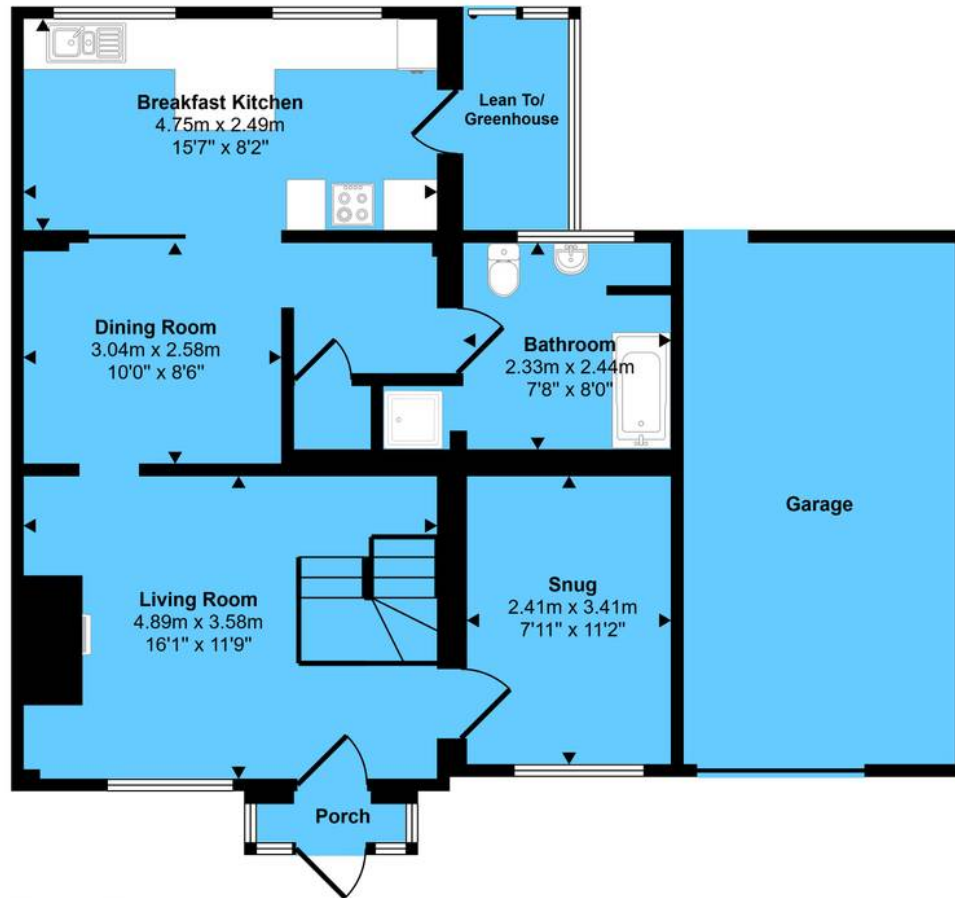
Services – mains electricity, sewers and oil.

INFORMATION FOR POTENTIAL BUYERS

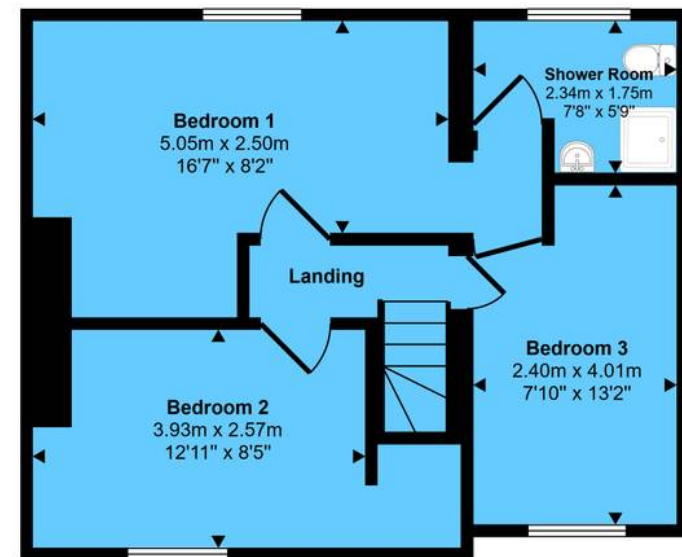
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
133 sq m / 1431 sq ft



Ground Floor
Approx 86 sq m / 927 sq ft



First Floor
Approx 47 sq m / 504 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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