



Hertford Way, Knowle

Guide Price £860,000





PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain, this impressive four bedroom, three bathroom detached residence is set within a private and select gated development, occupying a large corner plot that provides outstanding scope for extension and improvement (subject to planning permission). The property is approached via a private driveway leading to a detached double garage, ensuring ample parking and storage options. Internally, the accommodation is both spacious and versatile, featuring three well-proportioned reception rooms, including a dual aspect living room, dining room and study, that are ideal for both formal entertaining and relaxed family living. The breakfast kitchen is complemented by a practical utility room and a guest cloakroom, enhancing the functionality of the ground floor. The principal bedroom, which is dual aspect and guest bedroom each benefit from their own ensuite facilities, offering a touch of luxury and privacy, while the remaining two bedrooms are serviced by a well-appointed family bathroom. The rear garden extends to the side and rear of the property, presenting further potential to extend the living space (subject to the necessary consents) and personalise the home to suit individual requirements.



This property represents a rare opportunity to acquire a substantial family home in a highly sought-after location, with excellent potential for future development and improvement. Early viewing is highly recommended to fully appreciate the generous accommodation, flexible layout, and exceptional possibilities this home has to offer.

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: G

Tenure: Freehold





- Offered To The Market With The Benefit Of No Upward Chain
- Four Bedroom And Three Bathroom Detached Property
- Set Within A Private And Select Gated Development With A Large Corner Plot
- Outstanding Scope For Extension And Improvement STPP
- Private Driveway With Detached Double Garage
- Three Reception Rooms Plus Breakfast Kitchen, Utility And Guest Cloakroom
- Principal And Guest Bedroom Affording Ensuite Facility
- Remaining Bedrooms Serviced Via Family Bathroom
- Rear Garden Extends To Side and Rear Of The Property Offering Potential To Extend
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer & Also Within Convenient Distance To Knowle Village & Arden Academy

LARGE SQUARE ENTRANCE HALL

WC

LIVING ROOM

12' 4" x 20' 2" (3.75m x 6.15m)
With double doors from hall

DINING ROOM

10' 6" x 10' 4" (3.20m x 3.14m)

STUDY

11' 1" x 6' 8" (3.37m x 2.03m)

BREAKFAST KITCHEN

10' 11" x 13' 7" (3.32m x 4.15m)

UTILITY ROOM

7' 3" x 5' 1" (2.21m x 1.55m)



FIRST FLOOR

DUAL ASPECT PRINCIPAL BEDROOM

14' 4" x 12' 1" (4.38m x 3.68m)

ENSUITE

8' 2" x 5' 9" (2.48m x 1.76m)

BEDROOM TWO

10' 4" x 12' 0" (3.14m x 3.66m)

ENSUITE

3' 5" x 7' 2" (1.04m x 2.19m)

BEDROOM THREE

8' 6" x 12' 5" (2.58m x 3.78m)

BEDROOM FOUR

11' 5" x 7' 4" (3.47m x 2.23m)

BATHROOM

8' 3" x 7' 4" (2.52m x 2.24m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 10" x 17' 6" (5.13m x 5.33m)

TOTAL SQUARE FOOTAGE

176.0 sq.m (1891 sq.ft) approx.

PRIVATE DRIVEWAY

SIDE/REAR GARDEN WITH PATIO

With 12x10 shed on concrete base

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Dishwasher, Garden shed, Electric garage door, All carpets, curtains, blinds and light fittings, Fitted wardrobes in three bedrooms, dressing table and further cupboard and drawers (bedroom 1), Free-standing bedside units, Matching stool and headboard and 3-mirror vanity unit.



ADDITIONAL INFORMATION

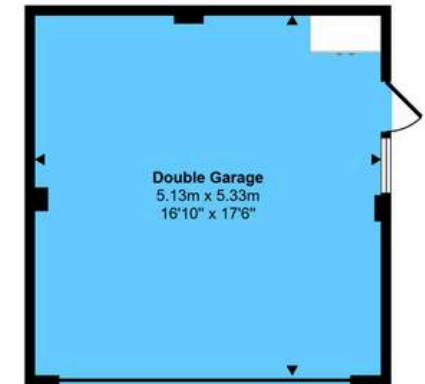
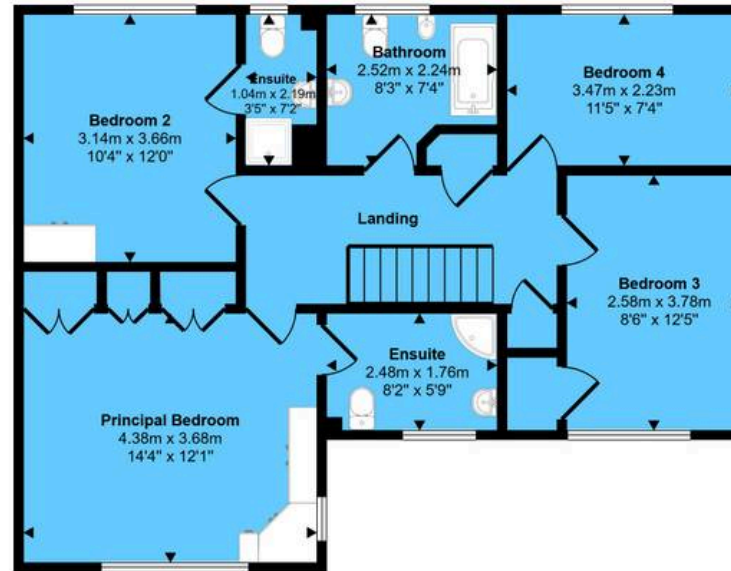
Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable (Virgin TV, Internet & Landline). Loft space – part boarded.

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
176 sq m / 1891 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.

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