

Hampton Road, Knowle

Guide Price £400,000

xact HOMES

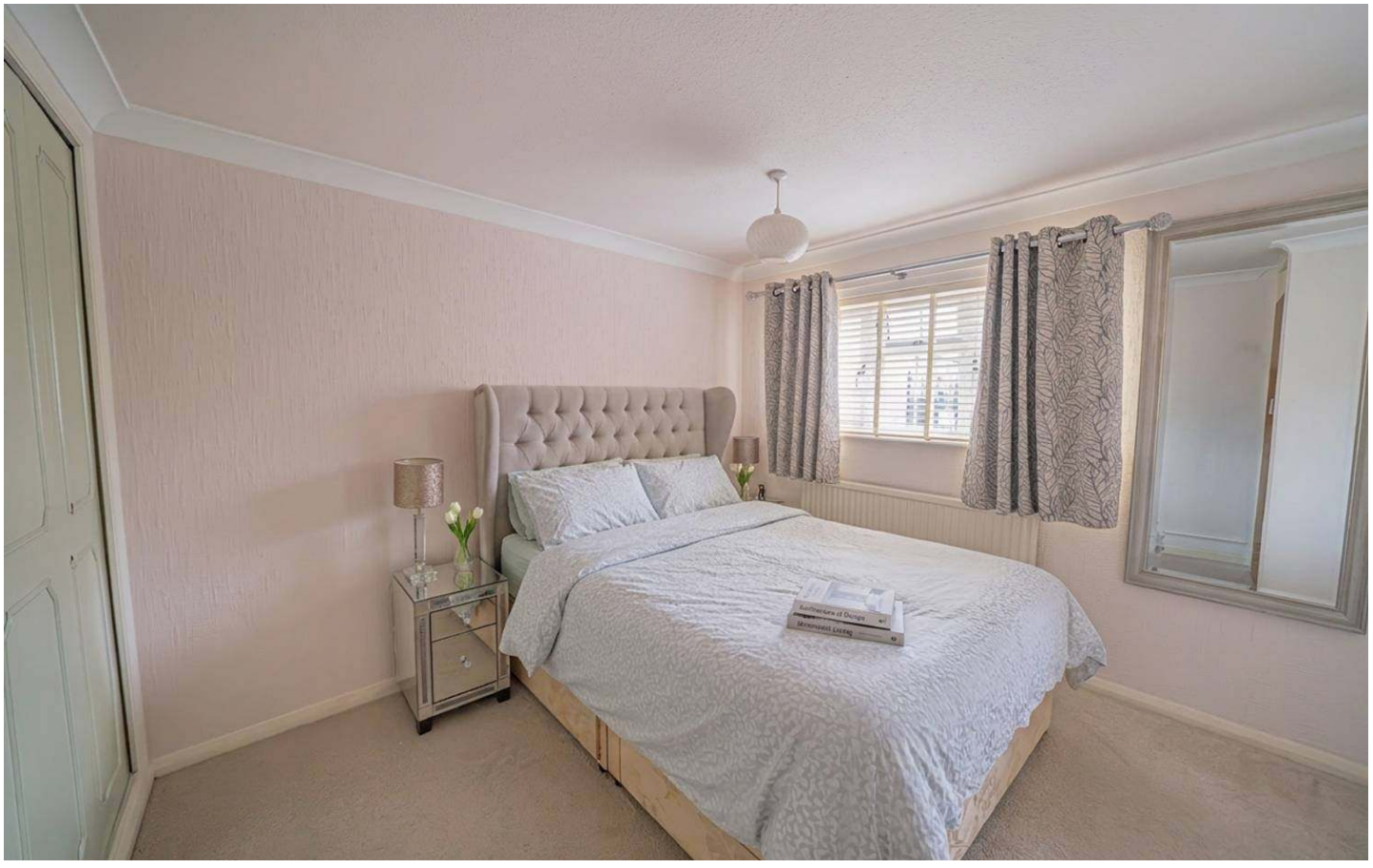






PROPERTY OVERVIEW

This beautifully presented two-bedroom mid terrace property is ideally situated in the heart of Knowle village, offering convenient access to a wealth of local amenities and falling within the highly sought-after Arden Academy catchment area. Upon entering, you are greeted by a welcoming entrance hallway that leads to a newly fitted kitchen positioned at the front of the home. The kitchen features a comprehensive range of integrated appliances and a large window that fills the space with natural light, creating a bright and inviting atmosphere for cooking and entertaining. To the rear of the property, the spacious lounge/diner provides a comfortable setting for relaxation and social gatherings, enhanced by a charming feature fireplace that serves as an attractive focal point. Adjoining the lounge/diner is a well proportioned conservatory, which benefits from large sliding doors that seamlessly connect the interior with the garden, offering versatile living space ideal for a variety of uses. Ascending to the first floor, you will find two well-proportioned double bedrooms, each benefitting from fitted wardrobes that provide ample storage solutions. Both bedrooms are serviced by a well-appointed shower room.







Additional features include a new boiler, a practical low maintenance courtyard garden, a full size single garage to the rear (offering secure parking or further storage options). This exceptional property combines modern living with traditional charm and is perfectly positioned just a stone's throw from Knowle's vibrant high street, renowned for its boutique shops, restaurants, and excellent transport links. Whether you are a professional couple, a small family, or those seeking to downsize without compromising on location or quality, this home presents an outstanding opportunity to enjoy village living at its finest within one of the area's most prestigious educational catchments. Early viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer.

- Two Bedroom Mid Terrace Property Set Within The Heart Of Knowle Village
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Newly Fitted Kitchen To The Front With Integrated Appliances & A Large Window
- Located to The Rear Of The Property Is A Large Lounge/Diner With A Feature Fireplace, Also At The Rear Is A Well Proportioned Conservatory With Large Sliding Doors Into The Garden
- Located On The First Floor Are Two Large Double Bedrooms, Both Affording Fitted Wardrobes, Both Bedrooms Are Serviced By A Well Appointed Shower Room
- To The Rear Of The Property Is A Low Maintenance Courtyard Garden & A Full Size Single Garage With Rear Access
- Located Within The Heart Of Knowle Village, A Stones Throw Away From All Of The Amenities Knowle Has To Offer
- 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

KITCHEN
8' 7" x 8' 0" (2.62m x 2.43m)

LOUNGE/DINER
14' 9" x 16' 11" (4.49m x 5.15m)

CONSERVATORY
6' 0" x 11' 10" (1.83m x 3.61m)

FIRST FLOOR

BEDROOM ONE
14' 10" x 9' 11" (4.53m x 3.02m)

BEDROOM TWO
8' 9" x 11' 0" (2.66m x 3.36m)

SHOWER ROOM
5' 6" x 7' 10" (1.68m x 2.39m)

OUTSIDE THE PROPERTY

GARAGE
8' 4" x 15' 10" (2.54m x 4.83m)

TOTAL SQUARE FOOTAGE
89.0 sq.m (959 sq.ft) approx.

PARKING SPACE TO THE REAR

COURTYARD GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

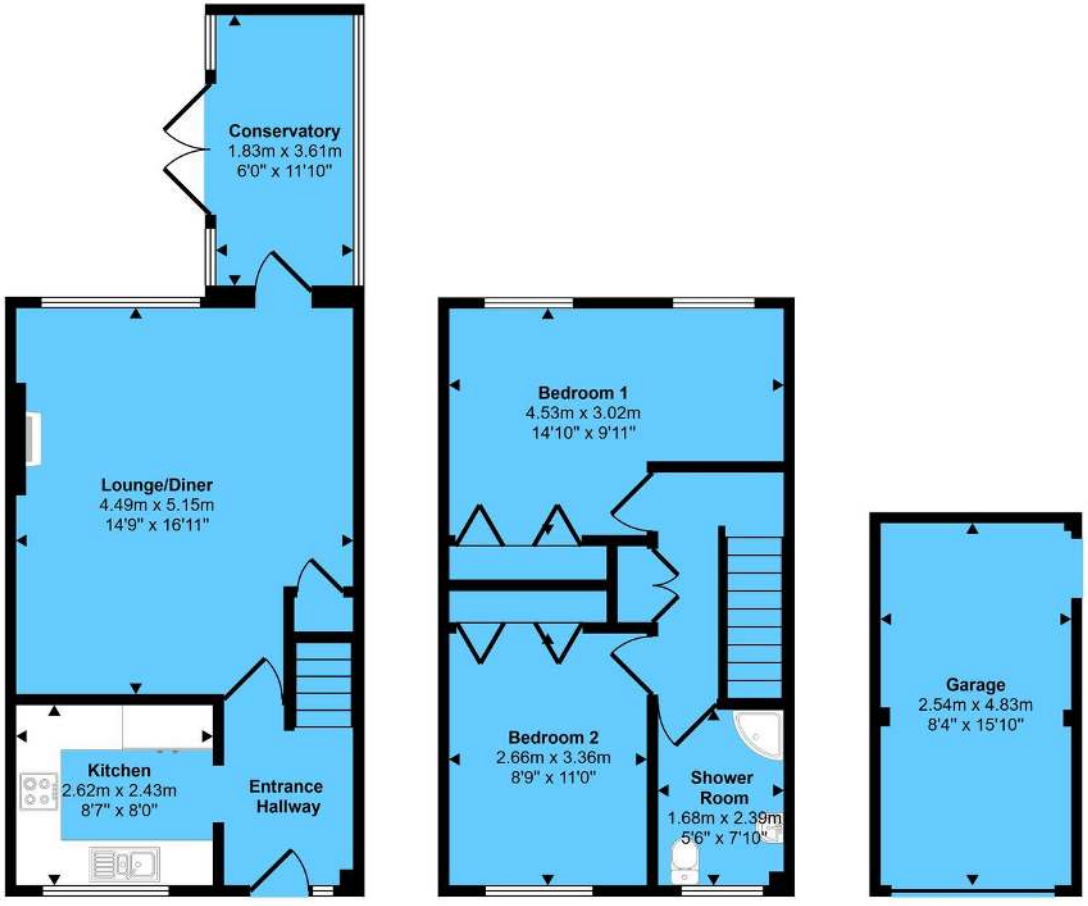
ADDITIONAL INFORMATION
Services - mains gas, electricity and sewers.
Broadband - ADSL copper wire.



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
89 sq m / 959 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Garage
Approx 12 sq m / 132 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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