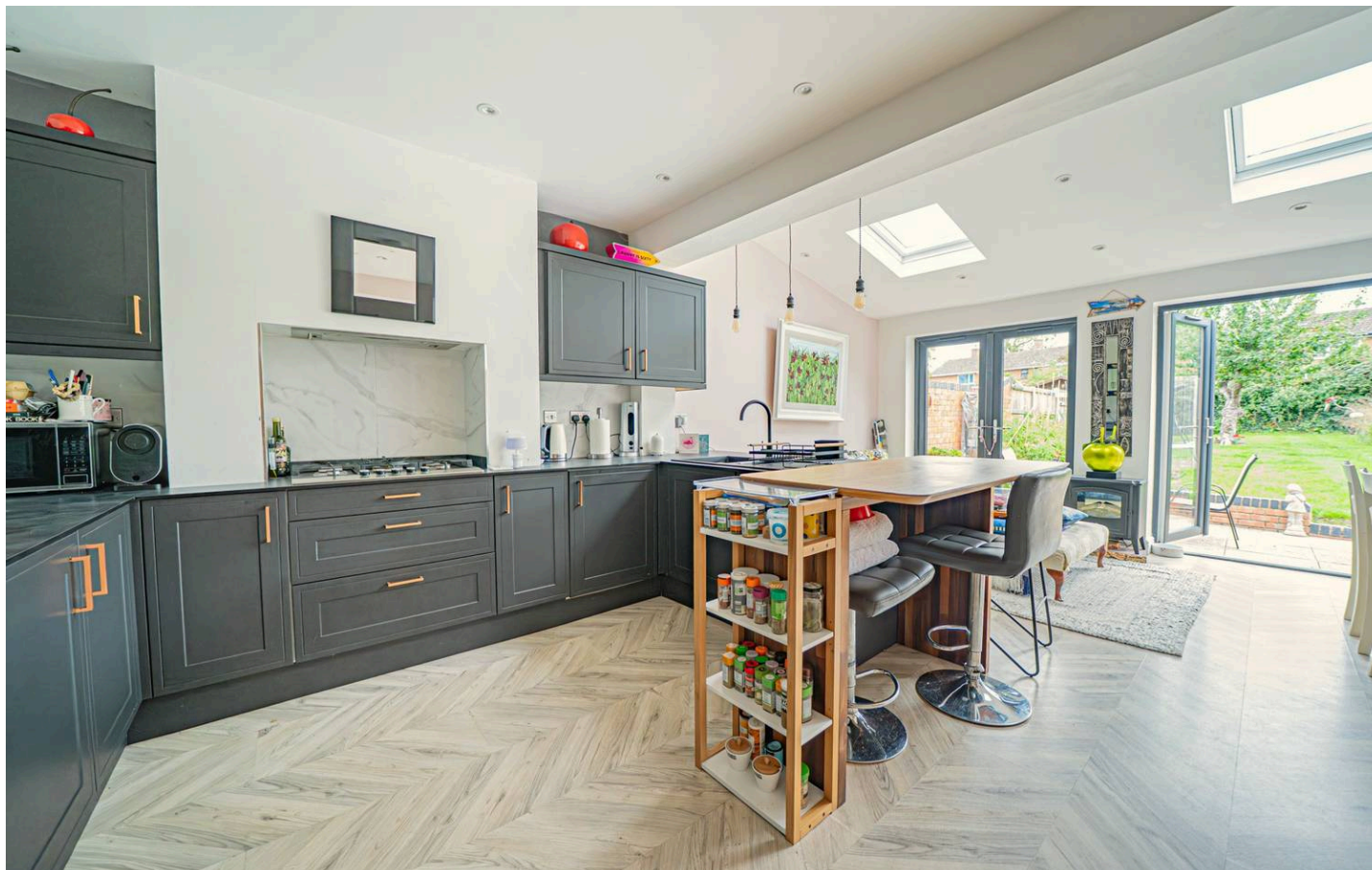




Lodge Road, Knowle

Guide Price £475,000





PROPERTY OVERVIEW

This traditional two-bedroom semi-detached house, significantly extended and beautifully presented, is situated in the heart of Knowle Village and is offered to the market with the benefit of no upward chain.

Set behind a charming front garden and a large block paved driveway, the property is accessed via a welcoming entrance hallway that leads into a spacious lounge positioned at the front of the house. The lounge features a striking bay window and a feature fireplace, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests. To the rear, the property boasts an impressive, significantly extended kitchen, living and dining area, complete with integrated appliances, skylights that flood the space with natural light, and two sets of French doors (providing easy access and a bright, airy feel). The kitchen is further supported by a practical utility room, offering additional storage and laundry facilities and downstairs toilet.



Upstairs, the first floor comprises two well-proportioned bedrooms, both thoughtfully designed to accommodate a range of furnishings and personal styles, and these are serviced by a well-appointed family bathroom featuring modern fixtures and fittings.



Located at the rear of the property is a large easterly facing garden which has been landscaped. The garden is mainly laid with lawn but does benefit from a full width patio which is accessed via the French doors located at the rear off the kitchen.

The property is perfectly positioned within walking distance of all the amenities that Knowle Village has to offer, including boutique shops, cafes, and restaurants, and is adjacent to the picturesque Knowle Park (ideal for leisurely strolls and family outings). Additionally, it falls within the prestigious Arden Academy catchment area, making it a highly desirable choice for families seeking access to excellent local schooling.

This home presents a rare opportunity to acquire a spacious, extended residence in a sought-after village location, combining traditional character with contemporary living spaces and the convenience of being close to everything Knowle has to offer. With its generous proportions, high-quality finishes, and prime setting, this property is sure to appeal to a wide range of buyers looking for a stylish and comfortable home in one of the area's most popular locales. Early viewing is highly recommended to appreciate the full extent of the accommodation and the exceptional lifestyle this property provides.





- Traditional Two Bedroom Semi-Detached House Which Has Been Significantly Extended Locate Within The Heart Of Knowle Village
- Offered To The Market With The Benefit Of No Upward Chain
- Set Behind A Front Garden & Large Block Paved Driveway
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Lounge To The Front With A Bay Window & Feature Fireplace
- Located To The Rear Of The Property Is A Significantly Extended Kitchen, Living & Dining Area With Integrated Appliances, Sky Lights & Two Sets Of French Doors. The Kitchen Is Supported By A Utility
- To The First Floor Are Two Well Proportioned Bedrooms, Which Are Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Large Landscaped Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Situated Within The Heart Of Knowle Village, Adjacent To Knowle Park & Walking Distance To All Of The Amenities Knowle Has To Offer
- Located 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



PORCH

ENTRANCE HALLWAY

LOUNGE

11' 8" x 12' 10" (3.56m x 3.90m)

KITCHEN

11' 11" x 10' 2" (3.64m x 3.10m)

UTILITY ROOM

WC

LIVING & DINING AREA

15' 3" x 10' 4" (4.65m x 3.16m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 13' 5" (3.67m x 4.09m)

BEDROOM TWO

8' 6" x 10' 5" (2.58m x 3.18m)

BATHROOM

6' 3" x 7' 2" (1.90m x 2.19m)

TOTAL SQUARE FOOTAGE

80.0 sq.m (861 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE BLOCK PAVED DRIVEWAY

LARGE LANDSCAPED GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Dishwasher, Washer/dryer, Underfloor heating and All carpets, Blinds and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, 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.

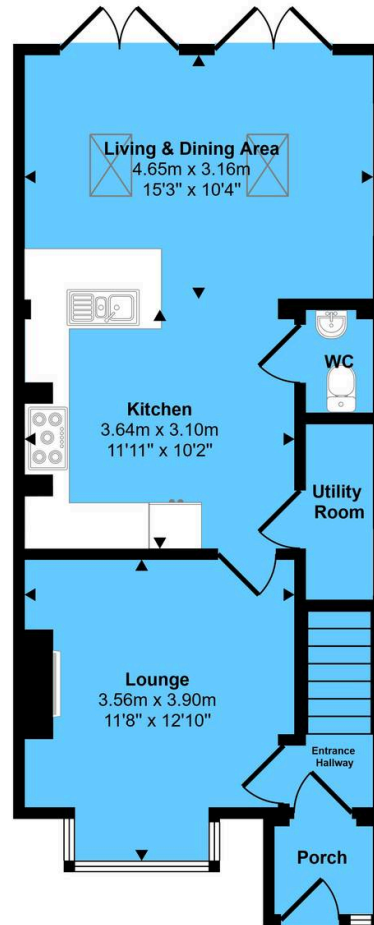
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

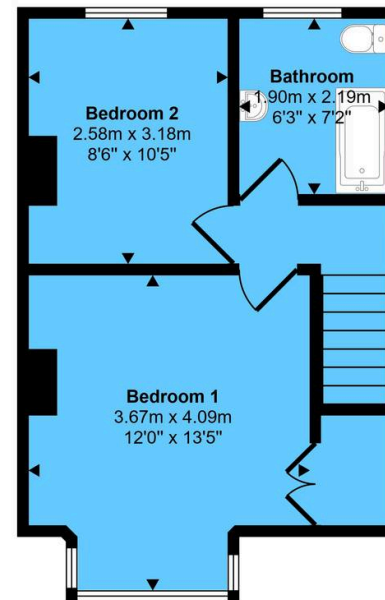
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
80 sq m / 861 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 32 sq m / 348 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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