



Ullenhall Road, Knowle

Guide Price £495,000





PROPERTY OVERVIEW

This impressive three bedroom detached house, which is offered to the market with the benefit of no upward chain, is situated in a quiet cul-de-sac adjacent to Knowle Park, offering a peaceful residential setting within walking distance of Knowle village and its excellent array of amenities. The property is set back behind a front lawn and block paved driveway, which provides ample off-road parking and leads to a full size single garage (ideal for additional storage or secure parking). Upon entering through the porch, you are welcomed into a spacious entrance hallway that leads to two versatile reception rooms. The front reception room features an attractive bay window that fills the space with natural light, as well as a feature fireplace. To the rear, the second reception room is perfect for entertaining or relaxing, with sliding doors that open directly onto the garden, seamlessly connecting the indoor and outdoor living spaces. The kitchen, which has previously been extended, offers ample worktop and storage space, and is complemented by a practical utility room (ideal for laundry and additional storage needs) and shower room.





Upstairs, the first floor comprises three well proportioned bedrooms, two of which benefit from fitted wardrobes, providing plenty of storage for family living. All bedrooms are serviced by the modern family bathroom, which is finished to a high standard. To the rear of the property is a good size south facing garden which is mainly laid with lawn and has the added benefit of a large patio, ideal for soaking up the south facing sun. The property also offers excellent potential for further extension, subject to the necessary planning permissions, making it an ideal choice for those seeking a long term family home that can adapt to changing needs. Located within the prestigious Arden Academy catchment area, this home is perfectly positioned for families seeking access to highly regarded local schools. With its extended accommodation, potential for further development, and enviable location adjacent to Knowle Park and close to Knowle village, this property represents a rare opportunity to acquire a substantial and versatile family home in one of the area's most sought after residential locations. Early viewing is highly recommended to appreciate the size, flexibility, and quality of accommodation on 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: E

Tenure: Freehold



- Three Bedroom Detached House Which Has Already Been Extended Located On A Quite Cul-De-Sac Adjacent To Knowle Park
- No Upward Chain
- Set Behind A Front Lawn & Block Paved Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Entered Via The Porch Into The Entrance Hallway & Is Comprised Of Two Reception Rooms, One To The Front With The Benefit Of A Bay Window & Feature Fireplace
- To The Rear Is A Second Reception Room With French Doors Onto The Garden. Also To The Rear Is The Kitchen Which Has Previously Been Extended & Is Supported By A Utility And Shower Room
- Located On The First Floor Are Three Well Proportioned Bedrooms, Two Of Which Afford Fitted Wardrobes. All Bedrooms Are Serviced By The Family Bathroom
- Located To The Rear of The Property Is A South Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Large Patio
- Potential For Further Extension, Subject To The Necessary Planning Permissions
- Located Adjacent To Knowle Park, Walking Distance To Knowle Village & All Of The Amenities Knowle Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 10" x 15' 0" (3.61m x 4.57m)

DINING ROOM

15' 1" x 10' 4" (4.59m x 3.15m)

KITCHEN

7' 10" x 13' 1" (2.40m x 3.98m)

UTILITY

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

8' 2" x 13' 1" (2.48m x 3.98m)

BEDROOM TWO

8' 3" x 10' 6" (2.51m x 3.21m)

BEDROOM THREE

6' 2" x 6' 6" (1.89m x 1.99m)

BATHROOM

6' 2" x 7' 5" (1.87m x 2.25m)

OUTSIDE THE PROPERTY

GARAGE

8' 3" x 18' 5" (2.52m x 5.62m)

TOTAL SQUARE FOOTAGE

105.0 sq.m (1133 sq.ft) approx.

DRIVEWAY PARKING

GOOD SIZED REAR GARDEN WITH LARGE PATIO

ITEMS INCLUDED IN THE SALE

Free standing cooker, fridge, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Heating - gas central heating throughout the property. Broadband - ADSL copper wire. 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.

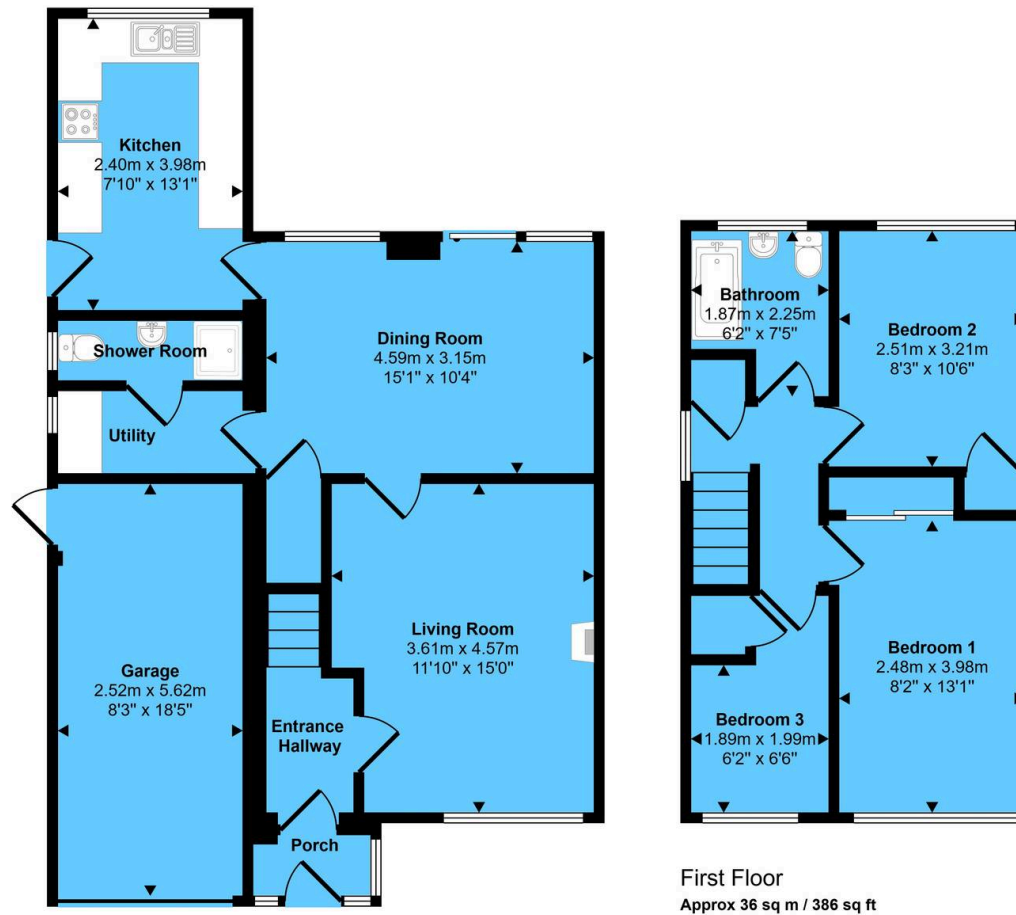
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
105 sq m / 1133 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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