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St. Lawrence Close

Knowle, Solihull, B93 0EU

Guide Price £250,000



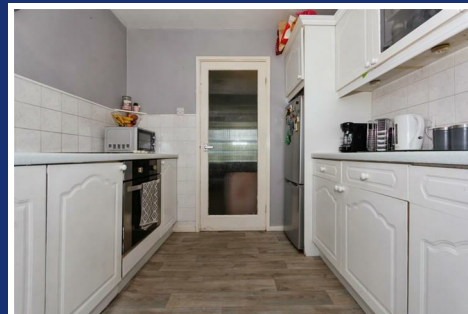
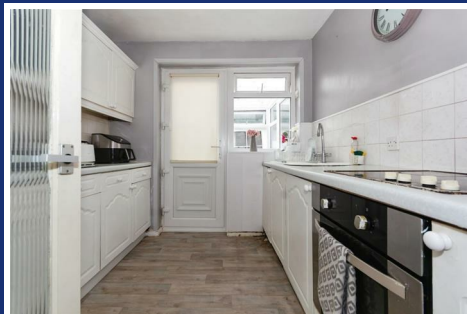
Council Tax: C



40 St. Lawrence Close

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LOCATION

Knowle is a conveniently located and is a 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. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy.

Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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.

In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

FULL DESCRIPTION

Approached over a paved pathway and front lawn, there is a useful outside storage facility. There is also side access to the rear garden and the back door of the property.

PORCH

The porch is approached over a pathway leading to a UPVC front door opening onto a porch with ceiling light point, consumer unit and a further door opening onto the :

LIVING ROOM (front)

19'7" x 10'3" (5.99m x 3.14m)

The living space has ceiling light points and a wall mounted storage heater, UPVC double glazed box bay window overlooking the front aspect.

There are two doors off the lounge - one to the Inner hallway and the second to

KITCHEN (rear)

8'7" x 8'1" (2.62m x 2.48m)

Having a range of white wall and base cupboards with work surface over and an inset sink and drainer. There is a built in oven and hob, an extractor fan and part tiling to walls. A UPVC door opens onto :

CONSERVATORY/UTILITY (rear)

5'10" x 5'9" (1.78m x 1.76m)

A lean-to Conservatory in UPVC offers utility space with space and plumbing for an automatic washing machine with a further UPVC door to the rear garden.

INNER HALLWAY

An inner hallway offers doors to -

TWO BEDROOMS, BATHROOM AND TWO USEFUL STORAGE CUPBOARDS.

BEDROOM ONE (front)

15'9" x 9'1" (4.81m x 2.77m)

Having a ceiling light point, UPVC window to the front aspect, two double fitted wardrobes and a wall mounted storage heater.

BEDROOM 2 (rear)

9'5" x 9'3" (2.88m x 2.83m)

There is a ceiling light point, a UPVC double glazed window to the rear aspect and an electric wall mounted heater.

BATHROOM (rear)

5'11" x 5'6" (1.81m x 1.69m)

The bathroom has a three piece suite including a bath with a wall mounted electric shower over, a pedestal wash hand basin and a low level WC. There is a opaque UPVC double glazed window to the rear aspect and part tiling to walls.

OUTSIDE

Tel: 01564 770707

REAR GARDEN

The garden has a patio area and is mainly laid to lawn with a meandering pathway to the rear. There are mature shrubs screening the back and panel fencing to either side.

SINGLE GARAGE EN BLOC

The single garage with up-and-over door, is located in the right hand side bloc and is the first one.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

SERVICES

Hunters understands from the vendor that mains drainage, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should

obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



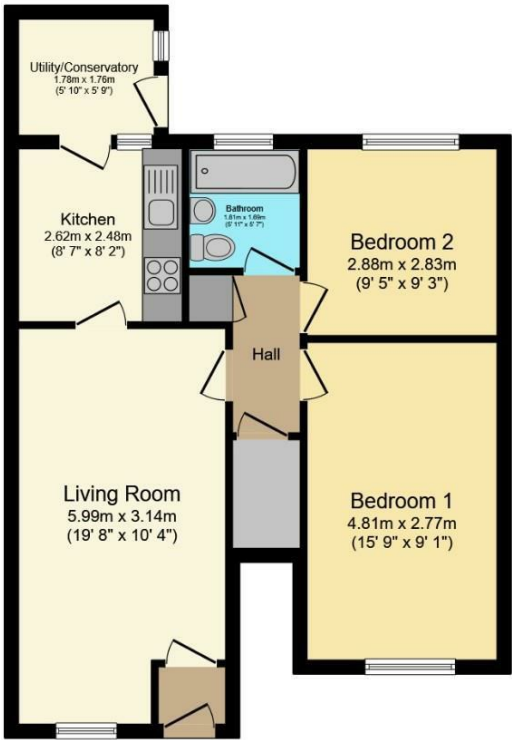
Hybrid Map



Terrain Map



Floor Plan



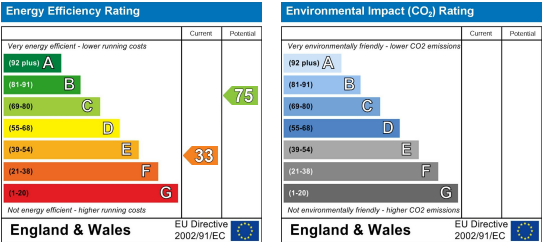
Total floor area 61.1 m² (658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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