

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Warwick Road

Knowle, Solihull, B93 9LU

Guide Price £399,995



Council Tax: D





# 1453 Warwick Road

Knowle, Solihull, B93 9LU

Guide Price £399,995



## 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. 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.

## ON THE GROUND FLOOR

There is parking area at the front of the property and a paved pathway with lawn to side leading to front door.

## HALLWAY

Having central heating radiator, under stairs storage cupboard with light, second storage/meter cupboard, and ceiling light point.

## LIVING ROOM (front)

11'11" x 10'11" (3.64m x 3.34m)

Having small ornamental fireplace with tiled hearth and alcove to either side, central heating radiator and ceiling light point.

## DINING ROOM (rear)

17'11" x 10'11" (5.48m x 3.34m)

Having small ornamental fireplace with tiled hearth, French door and side windows leading to rear garden, double central heating radiator and two ceiling light points. Archway leads through to Kitchen.

## KITCHEN (rear)

13'1" x 6'10" (4.00m x 2.09m )

Having a range of fitted wall and base units incorporating stainless steel sink unit with mixer tap, CDA electric oven with gas hob and extractor above, space and plumbing for washing machine, and two ceiling light points.

## ON THE FIRST FLOOR

Staircase from the Hall leads up to the first floor landing having ceiling light point. Also, loft ladder access to loft which is boarded and has electric light - and houses the Worcester Combi central heating boiler.

## BEDROOM 1 (rear)

10'5" x 9'11" (3.20m x 3.04m)

Having built-in wardrobe with hanging and shelving, central heating radiator and ceiling light point.

## BEDROOM 2 (front)

11'8" x 9'11" (3.58m x 3.04m)

Having two built-in wardrobes with hanging and shelving, central heating radiator and ceiling light point.

## BEDROOM 3 (front)

8'1" x 9'11" (2.48m x 3.04m)

Having central heating radiator and ceiling light point.

## BATHROOM (rear)

7'1" x 6'7" (2.17m x 2.02m )

Having panelled bath with wall mounted shower fitting and shower screen above, pedestal wash hand basin and WC. Also, heated towel rail and storage cupboard with shelving.

## OUTSIDE PATIO GARDEN

Access from the dining room leads to the rear garden

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which is paved, with shrubs to each corner, fencing to all sides and back gate leading to the rear access.

### **GARAGE/STORAGE**

There is rear access behind the property that leads to the Garage/Storage area and also a pebbled area suitable for parking a car.

### **GENERAL INFORMATION**

#### **TENURE**

The Agent understands that the property is Freehold. 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 D.

#### **SERVICES**

Hunters understands from the vendor that mains drainage, gas, 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, Hunters 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



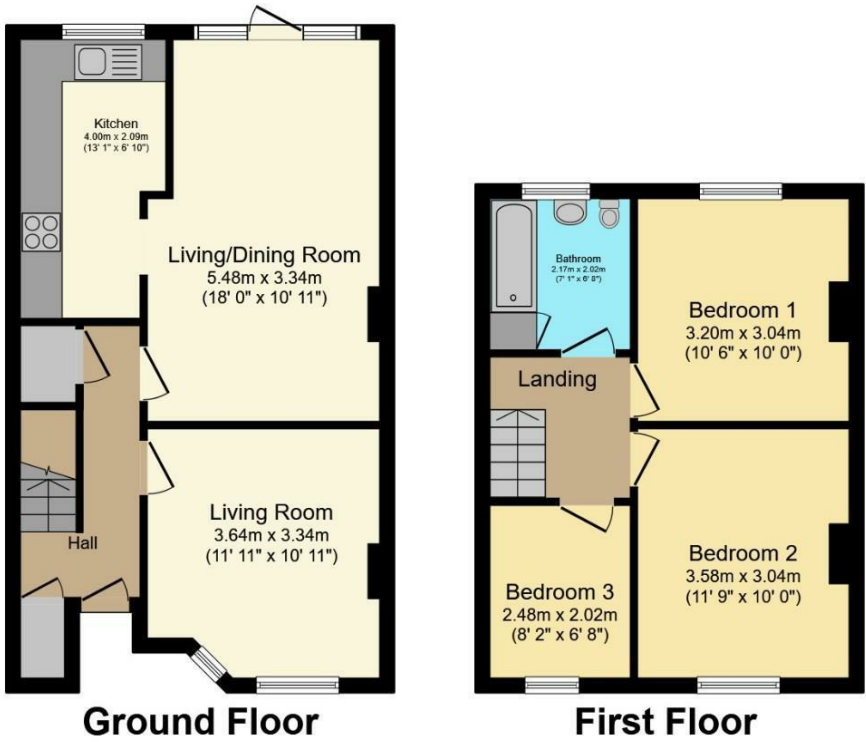
Hybrid Map



Terrain Map



Floor Plan



Total floor area 80.9 sq.m. (870 sq.ft.) approx

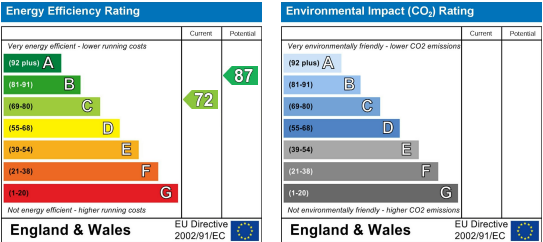
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.