

HUNTERS[®]

HERE TO GET *you* THERE



Lodge Road

Knowle, Solihull, B93 0HG

Guide Price £285,000



Council Tax: D



97 Lodge Road

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Guide Price £285,000



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.

Approached over a paved pathway with pebbled area to the side suitable for parking two cars.

ON THE GROUND FLOOR

LIVING ROOM (front)

11'8" x 11'8" (3.57m x 3.56m)

Front door leads directly into the Living Room, having bay window to front, brick fireplace with brick hearth and wooden mantel, alcove to each side of fireplace, central heating radiator and ceiling light point.

KITCHEN (rear)

11'8" x 11'4" (3.57m x 3.47m)

Steps lead into the Kitchen - having fitted wall, base and drawer units, stainless steel sink unit, Leisure electric double oven and hob with extractor above. central heating radiator, ceiling light point and door to rear garden.

ON THE FIRST FLOOR

Stairs from kitchen lead up to landing having ceiling light point and loft ladder access to the loft which has electric light. Also, cupboard over the staircase housing the Baxi gas-fired central heating boiler.

BEDROOM 1 (front)

12'2" x 11'8" (3.71m x 3.57)

Having ornamental cast iron fireplace with alcove to either side, central heating radiator, "port-hole" window to side and ceiling light point.

BOXROOM / DRESSING ROOM (rear)

7'1" x 4'10" (2.18m x 1.49m)

Having central heating radiator and ceiling light point.

BATHROOM

7'10" x 4'7" (2.41m x 1.41m)

Having panelled bath with Jade electric shower over, pedestal wash basin and low level WC. Also, central heating radiator and ceiling light point.

OUTSIDE

REAR GARDEN

Being mainly laid with lawn, having side access gate to the front of the property and also side access to shared side passageway which leads to shared brick built shed. There is access across the rear of the property for the neighbour.

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



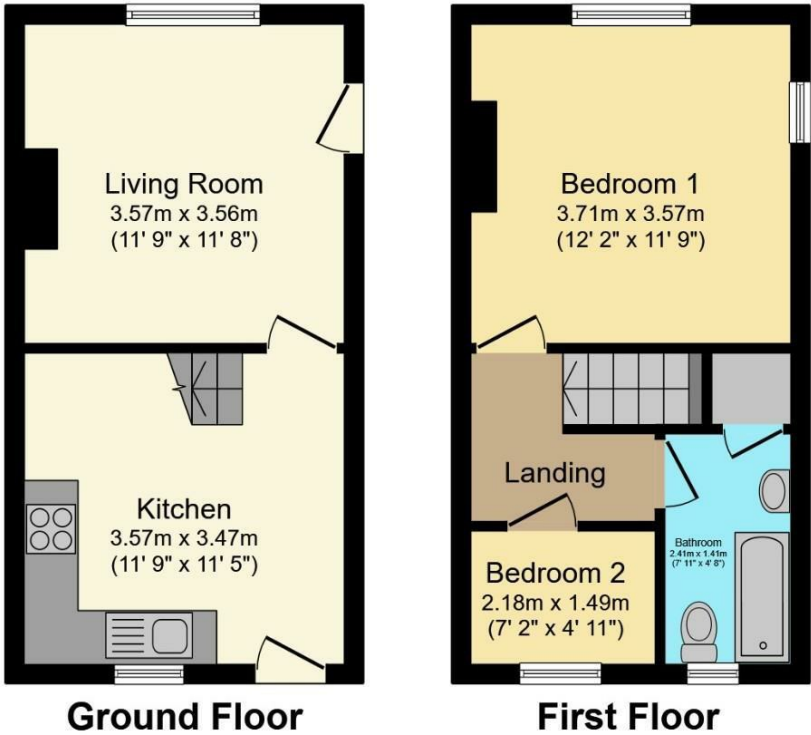
Hybrid Map



Terrain Map



Floor Plan



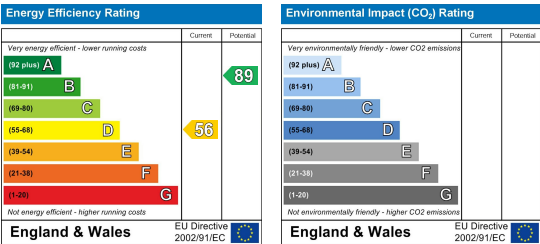
Total floor area 50.9 m² (548 sq.ft.) approx

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.