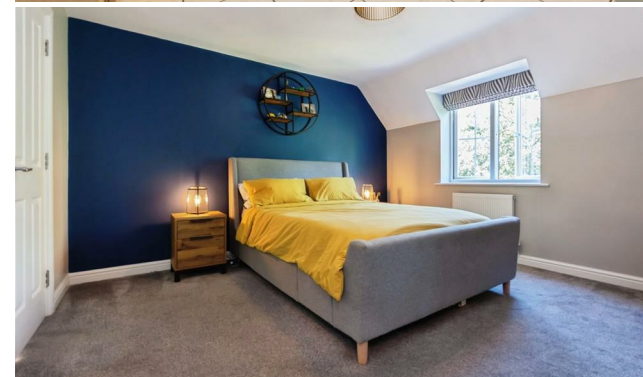




Tilehouse Green Lane, Knowle

- Living / Dining Room With Access to Rear Garden
- 4 Bedrooms With 2 En-suites and a Family Bathroom
- Electric Gated Entrance Providing Added Privacy and Security
- Kitchen With Utility Off + Downstairs W/C
- Garage, Parking For One Vehicle + Visitor Parking

Offers In Excess Of £550,000

Tenure: Freehold

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Tilehouse Green Lane, Knowle

DESCRIPTION

This delightful terraced house on Tilehouse Green Lane offers a perfect blend of modern living and comfort. Built in 2007, the property spans an impressive 1,282 square feet, providing ample space for families or those seeking a stylish home.

The property provides a spacious reception room, which features two double patio doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for entertaining guests or enjoying quiet family evenings.

The property boasts four well-appointed bedrooms, two of which come with their own ensuite bathrooms, ensuring privacy and convenience for family members or guests. Additionally, there is a family bathroom and a downstairs w/c, catering to the needs of a busy household.

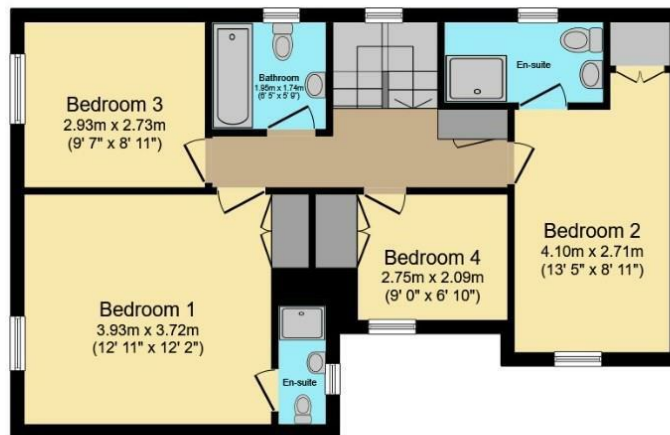
For those with vehicles, the property includes a garage, an allocated parking space, and visitor parking, making it easy for you and your guests to come and go. The development is secured by electric gates, providing peace of mind and a sense of exclusivity.

This home is not just a place to live; it is a sanctuary that offers both comfort and security in a desirable location. With its modern amenities and thoughtful design, this property is an excellent opportunity for anyone looking to settle in the vibrant community of Knowle. Don't miss the chance to make this lovely house your new home.





Ground Floor



First Floor

Total floor area 119.1 sq.m. (1,282 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.

1626 High Street, Knowle, B93 0JU

Tel: 01564 770707 Email:

knowlesales@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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

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