

HUNTERS[®]

HERE TO GET *you* THERE



Godwin Lane

Knowle, Solihull, B93 0FD

Offers In Excess Of £525,000



Council Tax: E



25 Godwin Lane

Knowle, Solihull, B93 0FD

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Approached via a driveway to the rear of the property which leads to the garage and the gate to garden, and a fore garden laid with lawn and planted beds, with a pathway leading to:

ON THE GROUND FLOOR

Open Canopy Porch

Two wall mounted lights with main entrance door opening to:

Entrance Hall

Ceiling light point, radiator, stairs leading to first floor accommodation, door to under stair storage cupboard and further doors to:

Cloakroom

5'2" x 2'4" (1.57m x 0.71m)

Obscured window to rear aspect, ceiling light point, low level flush w.c., corner pedestal wash hand basin with mixer tap over, radiator and tiled flooring.

Sitting Room

18'6" x 10'1" (5.64m x 3.07m)

Window to front aspect and bay window to side aspect; both with fitted shutters, two ceiling light points and two radiator.

Dining Kitchen

18'5" x 9'0" (5.61m x 2.74m)

Window to front aspect, ceiling spot lights, radiator, tiled flooring, French doors opening to enclosed garden, and a fitted kitchen comprising: range of wall, drawer and base units with wood effect work surfaces over, inset one and half bowl sink with mixer tap and drainer unit, inset double electric oven, gas hob with cooker hood over, integrated fridge / freezer, washing machine and dishwasher, and cupboard housing boiler.

ON THE FIRST FLOOR

Stairs lead from the entrance hall to:

Landing

Window to side aspect, ceiling light point, access to loft hatch and two storage cupboards, and doors to:

Bedroom One

12'8" x 10'4" (3.86m x 3.15m)

Window to side aspect, ceiling light point, radiator, and door to:

En-suite Shower Room

6'2" x 5'6" (1.88m x 1.68m)

Obscured window to front aspect, ceiling light point, radiator, tiled flooring and a suite comprising of: low level flush w.c., pedestal wash hand basin with mixer tap over and enclosed shower cubicle with electric shower, with two shower heads.

Bedroom Two

9'2" x 8'8" (2.79m x 2.64m)

Window to front aspect, ceiling light point, radiator and built-in wardrobe.

Bedroom Three

9'2" x 7'3" (2.79m x 2.21m)

Window to side aspect, ceiling light point and radiator.

Family Bathroom

7'10" x 5'6" (2.39m x 1.68m)

Obscured window to front aspect, ceiling spot lights, radiator, tiled flooring and suite comprising: low level flush w.c., pedestal wash hand basin and panelled bath with mixer tap over.

OUTSIDE

Garden

Accessed via gated side entry from driveway or dining kitchen with feature wrap-around brick wall with patio seating area and lawn with planted borders to sides.

Garage

15'5" x 8'1" (4.70m x 2.46m)

Accessed via driveway with up and over door with a ceiling light point and electrical points.

GENERAL INFORMATION

AGENTS NOTES

1. The vendors inform Hunters that Godwin Lane is an un-adopted road and that there is a half yearly service charge payable for the upkeep of the road. The service charge for the period of 01/11/2022 - 30/04/2023 was £155.16.

2. The property is within close proximity to Knowle Village

Tel: 01564 770707

Cricket Club.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

COUNCIL TAX BAND

The vendor has informed Hunters Knowle that the property is located within the Borough of Solihull and is Band E.

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.

SERVICES

Hunters Knowle understands from the vendor that all mains drains, 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 purchase the property.

FIXTURES & FITTINGS

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

GENERAL INFORMATION

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 central / electrical 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 / disconnected / drained appliances. All measurements in our particulars are approximate.

REFERRAL FEES

Hunters Knowle 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.



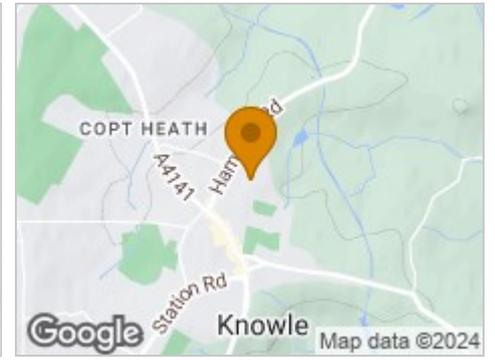
Road Map



Hybrid Map



Terrain Map



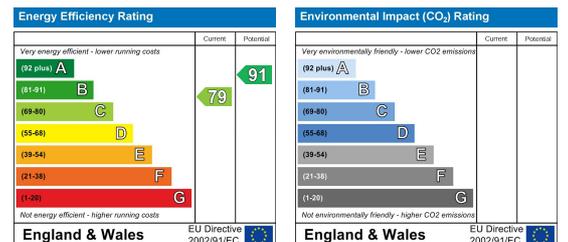
Floor Plan



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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