



HAMPTON ROAD, KNOWLE, B93 0NR
GUIDE PRICE £550,000



- Extended Four Bedroom Semi Detached
 - Open Plan Kitchen/Diner/Family
 - Stone Driveway
- Short Walk Knowle High Street
 - Four Bedrooms
 - Parking Spaces
- Guest Cloakroom/Utility
 - Family Bathroom
 - Low Maintenance Rear Garden

PROPERTY OVERVIEW

Set behind a large stoned driveway providing ample parking and conveniently located within walking distance to Knowle high street and all local schools is this significantly extending and immaculately presented four bedroom semi detached property. This superb family home resides within the catchment area for Arden Academy and is literally 2 minutes walk to all local amenities. The ground floor accommodation is accessed via an entrance hallway with useful cloaks cupboard and combined guest cloakroom / utility with courtesy door to the side entrance. To the front of the property is a separate living room and the present owners have significantly extended to the rear to create a magnificent open plan kitchen / dining and family room with bi-fold doors to the rear garden and is fitted with a modern range of base wall and drawer units, a range of integrated appliances and useful breakfast bar. To the first floor are four bedrooms with the fourth bedroom currently used as a study. All bedrooms are serviced via the updated family bathroom which benefits from floor to ceiling tiling and electric underfloor heating. Outside the property enjoys a westerly facing landscaped and low maintenance rear garden with full width decked area, synthetic grass and a garden room available via separate negotiation. To view this superb family home please contact Xact Homes on 01564 777284.

PROPERTY 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. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is 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. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

COUNCIL TAX

Band D



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

TENURE

Freehold

SERVICES

Mains gas, electricity, mains sewers

BROADBAND

Sky

GARDEN

West facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, fridge freezer, dishwasher, all carpets, all blinds, underfloor heating in the bathroom, garden shed (negotiable)

ENTRANCE HALLWAY

UTILITY ROOM 8'6" x 5'11"

LOUNGE 10'4" x 10'4"

KITCHEN/DINING 15'5" x 14'9"

FIRST FLOOR

BEDROOM ONE 10'4" x 10'4"

BEDROOM TWO 10'4" x 9'4"

BEDROOM THREE 11'10" x 7'3"

BEDROOM FOUR/STUDY 5'9" x 7'3"

BATHROOM 7'3" x 5'9"

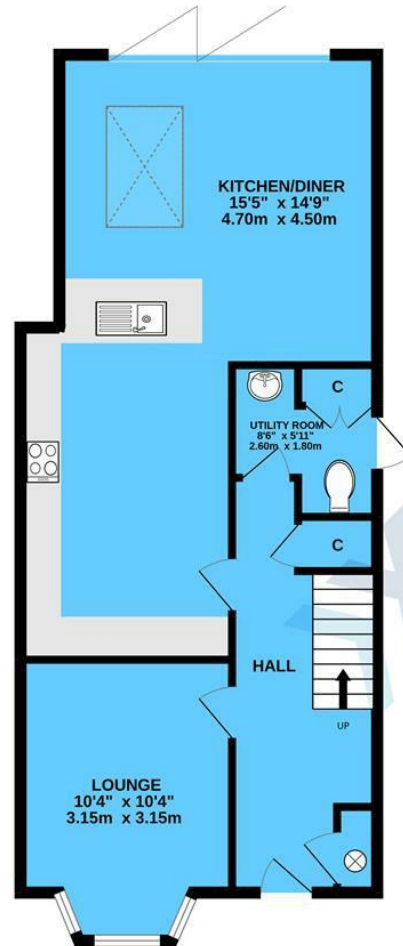
OUTSIDE THE PROPERTY**GARDEN.****MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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