EARLES
TRUSTED SINCE 1935



Thimble Cottage Wilsons Road
Knowle, Solihull B93 0HZ
£995 Per Month

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

An immaculately presented, freshly painted one bedroomed town house situated in the prime location of Knowle. The property has been designed to a high specification with underfloor heating to the ground floor, UPVC double glazing with fitted blinds, power sockets with USB charging points and oak doors. The property briefly comprises fitted kitchen, lounge and shower room to the ground floor, and mezzanine bedroom to the first floor. Further benefiting from a rear courtyard and allocated parking space.

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. train station with links to Birmingham and London. Dorridge railway station is located just 1.5 miles away with direct links to both Birmingham and London.

UPVC double glazed french doors open into:-

Kitchen
13'1" max x 6'10" / 13'1" max x 10'2" max (4m max x 2.1m / 4m max x 3.1m max)
Fully fitted kitchen with a range of high gloss wall, base and drawer units with Silestone work surfaces over and matching up-stands. Inset 1.25 stainless steel sink unit with chrome mixer tap and integrated drainer, UPVC double glazed window to the front and side with fitted blinds, tiled floor with underfloor heating. Integrated "Bosch" electric oven, inset 4 ring "Bosch" electric hob and chrome chimney style extractor hood over. Integrated "Hotpoint" washer/dryer and integrated fridge/freezer. Oak door to cloaks cupboard and oak door opening into:-

Shower Room
8'2" x 3'3" (2.5m x 1m)
Tiled floor with underfloor heating, floating W.C. with concealed cistern, chrome ladder style heated towel rail, floating wash hand basin with chrome mixer tap over, tiling to half height, shower cubicle with "Triton" electric shower over and glass folding doors, extractor fan, mirrored illumination vanity cupboard with shelving and shaving point.

Living Room
12'9" x 10'5" (3.9m x 3.2m)
Full height UPVC double glazed window to the side with fitted blinds, tiled floor with underfloor heating, wall mounted T.V aerial point, staircase with feature glass balustrade and oak handrail rising to the mezzanine bedroom.

Mezzanine Bedroom
11'1" x 9'10" (3.4m x 3m)
With UPVC double glazed window to the front and side with fitted blinds, wall mounted electric panel heater, power sockets with feature USB charging points.

Courtyard
With paved patio, external lighting and outdoor electric power points.

Parking
Parking is to the rear of the property via Wilsons Road with one allocated parking space provided.

Additional Information
Services:
Mains, electricity, water and drainage are connected to the property.

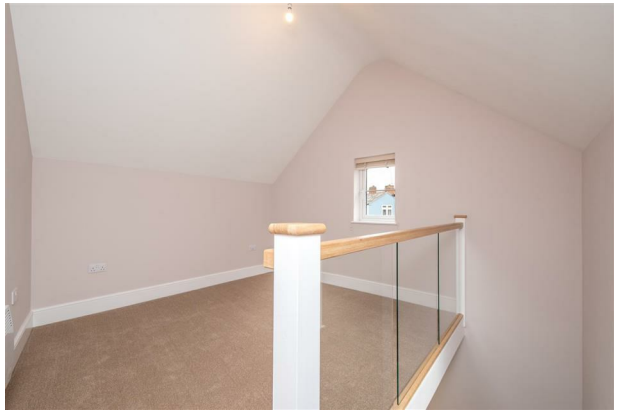
Council Tax:
Solihull Borough Council
Band: C

Viewing:
Strictly by appointment with John Earle:
01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit equivalent to 1 weeks rent will be required upon application.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726







Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



First Floor

Approx. 12.2 sq. metres (130.9 sq. feet)





