melvyn
Danes
ESTATE AGENTS
Knowlands Road
Monkspath
Offers Around £350,000

Description

Knowlands Road is a small cul-de-sac located on the ever popular Monkspath development and enjoys a pleasant position adjacent to Monkspath Park. The main road through the development is Monkspath Hall Road which gives access to the town centre of Solihull or in the opposite direction to the A34 Stratford Road in Shirley. In nearby Shelly Crescent one will find a parade of local shops together with takeaway outlets, public house and restaurant and doctors surgery.

Close to the property is Widney Manor Railway Station offering services to Birmingham and beyond adjacent to which is Widney Manor golf course and fitness centre. Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The A34 gives access to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An enviable location therefore for this detached bungalow which was originally constructed in the 1980's and has been well maintained recently benefitting from a replacement kitchen and bathroom, redecoration throughout and new carpets.

Offering a 'move in ready' option for any purchaser the property is being sold with no upward chain and does require viewing to be appreciated.

Accommodation

FRONT DRIVEWAY

RECEPTION HALLWAY

REFITTED KITCHEN
10'9" x 5'7" (3.28m x 1.70m)

LOUNGE DINER
18'2" into bay x 10'9" max (5.54m into bay x 3.28m max)

FULL WIDTH CONSERVATORY
15'0" x 7'6" (4.57m x 2.29m)

INNER HALLWAY

BEDROOM ONE
13'0" x 7'8" (3.96m x 2.34m)

BEDROOM TWO
8'7" x 6'9" (2.62m x 2.06m)

REFITTED BATHROOM

SIDE GARAGE

REAR GARDEN

TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/07/2025. Actual service availability at the property or speeds received may be different.

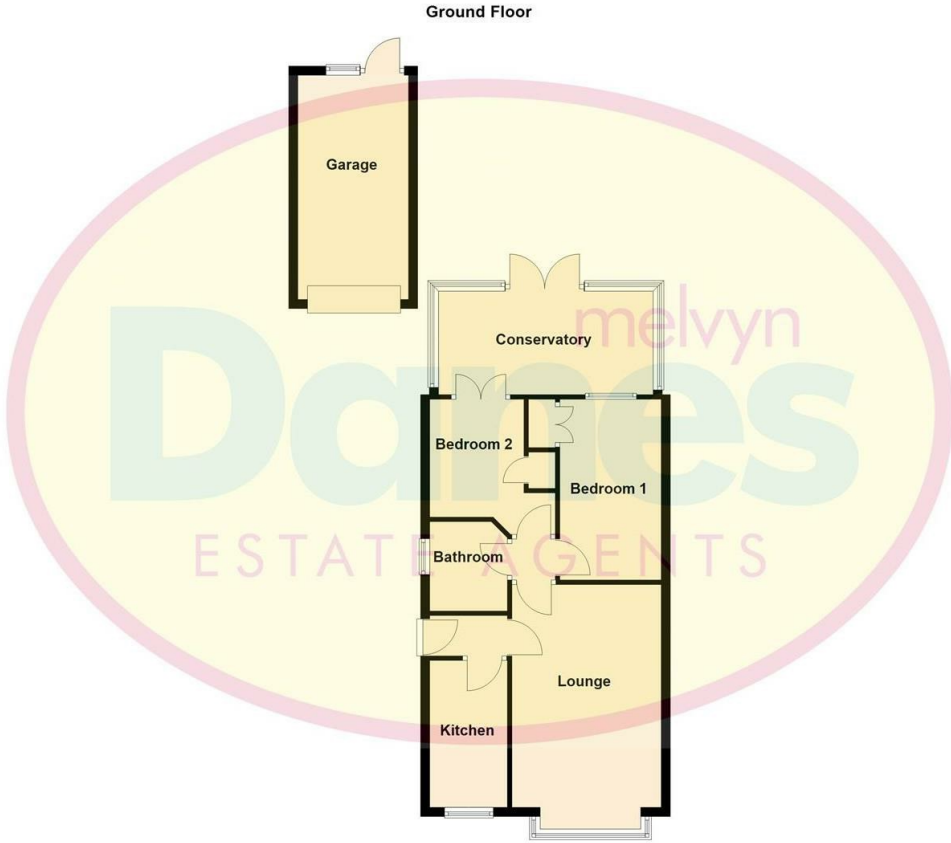
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 01/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

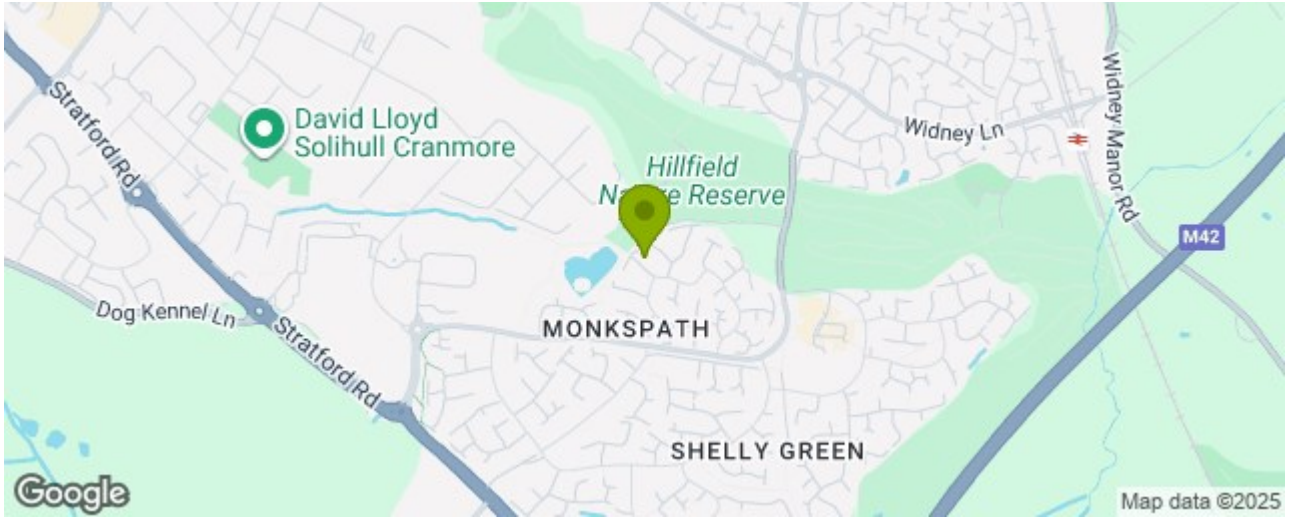
VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

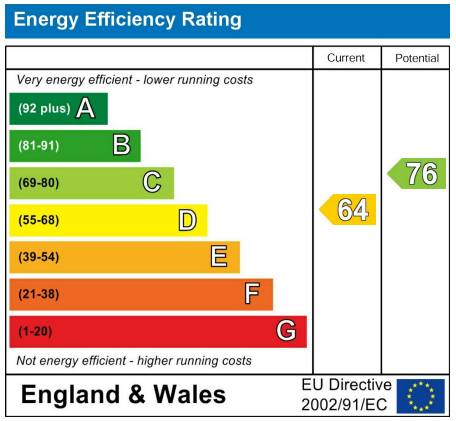
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





30 Knowlands Road Monkspath Solihull B90 4UG
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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