

Portfolio
Collection



18 Holland Avenue, Knowle, Solihull, B93 9DW

Hunters

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- 🏠 Four Bedroomed Detached House
- 🏠 Bathroom & En Suite Shower
- 🏠 Study Area
- 🏠 Porch. Hall & Cloakroom
- 🏠 Lounge, Dining Room & Conservatory
- 🏠 Breakfast Kitchen & Laundry/Utility
- 🏠 Delightful Gardens
- 🏠 Quiet Cul de Sac

This four bedroomed detached house stands in a quiet cul de sac in this very popular location with parking and garage to the front and a delightful southerly garden to the rear. The property has a large ground and first floor extension to the rear, a bathroom and en suite shower room, an enlarged dining room, living room and conservatory. The property stands within a mile of the village centre which is well known for its High Street of many period and character buildings, inns, restaurants, shops and historic church and is also well served by excellent local schools including Arden Academy. The village adjoins open greenbelt countryside to the south yet Junction 5 of the M42 is within just 1.5 miles and leads to the Midlands motorway network, centres of commerce and culture. Solihull town centre is within 3 miles and provides further and more comprehensive facilities and the neighbouring village of Dorridge has a railway station which is on the Chiltern line and giving access to both commute services to Birmingham City Centre and express services to London and beyond.

The accommodation comprises:

ENCLOSED ENTRANCE PORCH with an inner door to the

RECEPTION HALL having an oak boarded floor, a staircase with timber handrail and balustrade to the first floor and a useful cloaks cupboard

CLOAKROOM under the stair and having a white modern suite with wc, corner hand basin, window to the rear and understairs storage cupboard.

LIVING ROOM 11' 6" x 18' 6" (3.53m x 5.65m) a dual aspect room having bay window to the front of the property, Adam style fire surround with raised marble hearth and inset living flame gas fire and a sliding door to the

CONSERVATORY having views to the garden and French doors to the patio.

DINING ROOM 10' 0" x 9' 3" (3.05m x 2.83m) an enlarged dining room having a window to the front and a serving hatch with glass doors to the

BREAKFAST KITCHEN (REAR) 16' 0" x 9' 10" (4.90m x 3.01m) a large light room having a tiled floor throughout, a breakfast area with table space, light oak fronted kitchen units with wall mounted storage cupboards, base units, drawers, AEG four ring electric hob with built in oven, space and plumbing for dishwasher, door to the garden and a timber framed glass panelled door to a

LARGE LAUNDRY/UTILITY (REAR) 10' 0" x 7' 9" (3.06m x 2.37m) with storage cupboards, base units, Gloworm Space Saver gas central heating boiler, plumbing and space for tumble dryer and washing machine, a stainless steel sink and drainer unit, a door to the garage, access to the patio and a

GARDENER'S WC having a white suite with glazed window to the rear.

A staircase with timber handrail and balustrade leads from the reception hall to the

FIRST FLOOR AND LANDING AREA with a window overlooking the rear garden and access to the loft space.

BEDROOM ONE 17' 7" x 11' 5" (5.37m x 3.50m) a dual aspect and good sized room having a window to the front, rear window enjoying views to the garden, an extensive range of built in wardrobe units and a vanity unit with hand basin.

EN SUITE SHOWER ROOM with corner shower cubicle, Triton shower, wc with concealed cistern, extractor and glazed window to the front.

BEDROOM TWO (REAR) 13' 1" x 8' 11" (3.99m x 2.74m) a large second double bedroom with timber boarded floor, double built in wardrobe unit with mirrored fronts, vanity unit with mixer tap and a window overlooking the rear garden.

BEDROOM THREE 17' 8" x 7' 11" (5.41m x 2.43m) a third double bedroom with shelved alcove and window to the front.

BEDROOM FOUR (FRONT) 9' 9" x 9' 3" (2.98m x 2.83m) a fourth double bedroom with full height sliding mirrored doors to a built in wardrobe unit and a window to the front of the property.

FAMILY BATHROOM with bath and power shower with glass screen, hand basin and wc.

STUDY AREA 7' 10" x 7' 9" (2.39m x 2.37m) accessible off the landing and having a window overlooking the rear garden.

AIRING CUPBOARD with shelving and storage.

OUTSIDE The property stands at the end of a quiet cul de sac behind a lawned foregarden with shrubbed beds, beech hedgerow and driveway providing off road parking and access to the

GARAGE 18' 3" x 8' 0" (5.58m x 2.45m) having a metal up and over door to the front, lighting, power, gas and electric meters, window to the side and a door through to the laundry/utility area.

A gate to the right of the property leads to the rear garden which is particularly pleasant and has a full width paved patio area, a log/tool store and a good sized lawned garden with fenced boundaries, shrubbed beds, timber garden shed, all enjoying an open aspect.



GENERAL INFORMATION

VIEWING

Only through Hunters Knowle Office – Tel: 01564 770707

EPC To be confirmed

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION

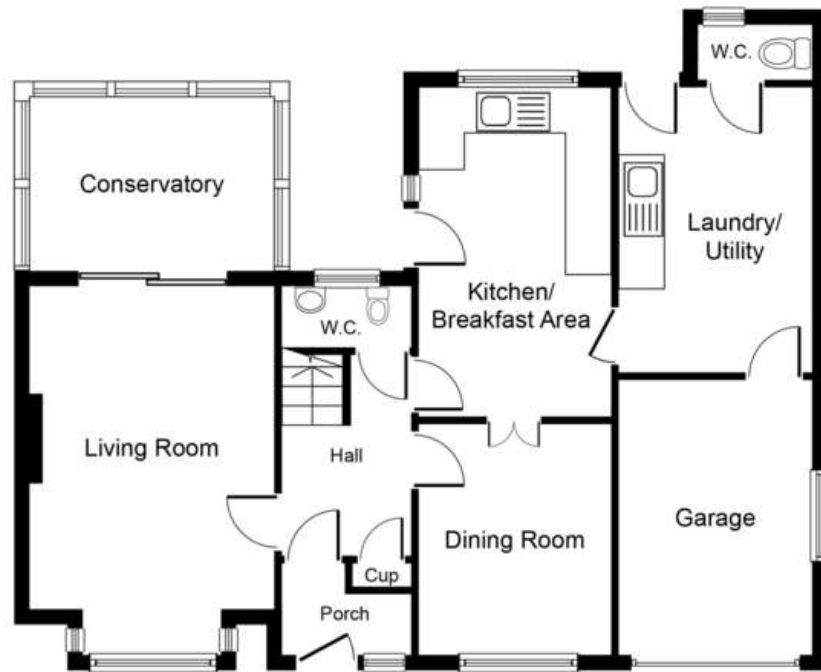
These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING

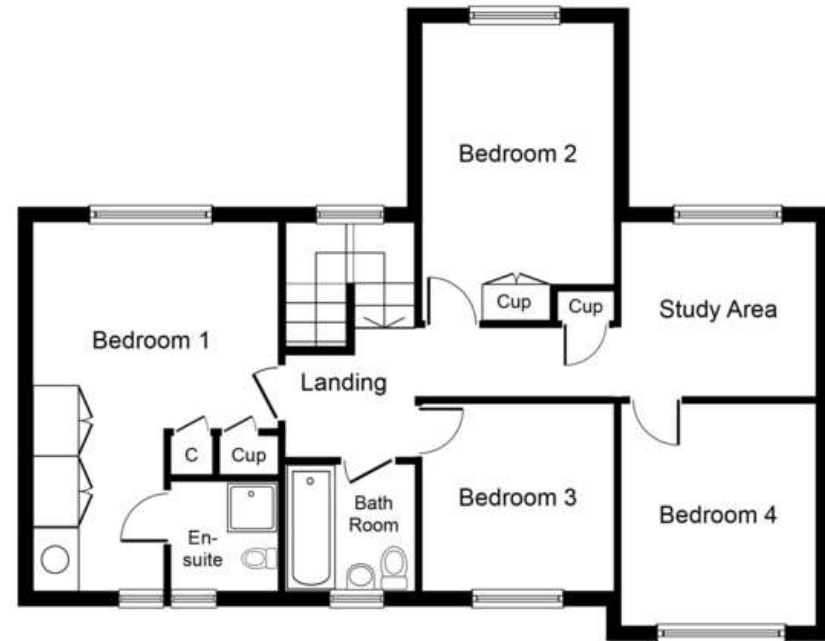
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FLOOR PLAN



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

