

27 Knowlands Road, Monkspath, Solihull B90 4UG



£365,000 Freehold

No Upward Chain



42 Poplar Road, Solihull B91 3AB  
Tel: 0121 711 1712

[www.melvyn-danes.co.uk](http://www.melvyn-danes.co.uk)

rightmove.co.uk  
The UK's number one property website



# 27 Knowlands Road, Monkspath, Solihull B90 4UG



## Solihull

Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough of Solihull there is an extensive choice of shops, restaurants and public houses, especially in the town centre of Solihull. There are excellent communication links from Solihull, including its railway station which offers commuter services to London and Birmingham as well as local commuter service, the M42 motorway which links the national motorway network and Birmingham International Airport and Railway Station. There are a number of thriving business and retail parks in the Solihull area providing business and shopping opportunities.

## Schooling

Solihull MBC is proud of its education standards and facilities at primary, secondary and college levels. Should you wish to verify the catchment area for this property you can contact Solihull Council on 0121 704 6693, visit their web site – [www.solihull.gov.uk](http://www.solihull.gov.uk) and look at Online Maps or email [admissions@solihull.gov.uk](mailto:admissions@solihull.gov.uk). Solihull Council can also provide information regarding nurseries. There is also a choice of well regarded private schools in the area for all age groups.

## Property

Knowlands Road leads just off Caldeford Avenue which in turn joins Monkspath Hall Road along which regular bus services operate 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 a public house and restaurant, doctors and dental surgeries and Monkspath Junior School. Close to the property is Widney Manor Railway Station offering services to Birmingham and beyond, adjacent to which is Widney Manor golf course and a 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 Stratford Road 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.

The property is sited on a corner position of Knowlands Road and Caldeford Avenue and has a long side garden. It is approached via a block paved driveway leading to a UPVC entrance door with obscure leaded pane to the accommodation.



## HALLWAY

Parquet flooring, doors to guest cloakroom and lounge.

## GUEST CLOAKROOM

Low flush WC, corner wash hand basin, tiled splashbacks, parquet flooring, heated towel rail, obscure window to side.

## LOUNGE 15'6" x 15'1" (4.72m x 4.6m)

Stairs to first floor, UPVC sealed unit double glazed leaded window to front, two central heating radiators, wooden effect flooring, marble effect fire surround with hearth and living flame effect gas fire, double doors to

## DINING KITCHEN 15'7" x 12'10" (4.75m x 3.91m)

Range of wall, drawer and base units with work surface over, one and a half bowl sink unit with drainer and mixer tap, tiled splashbacks, integrated oven and hob, tiled flooring, heated towel rail, UPVC sealed unit double glazed window to rear. The dining area has wooden effect flooring, central heating radiator, doors to utility area and conservatory.

## CONSERVATORY 9'3" x 9'1" (2.82m x 2.77m)

Three quarter UPVC sealed unit double glazed window surround, matching French doors to rear garden, tiled flooring.

## UTILITY AREA 11'1" x 6'9" (3.38m x 2.06m)

UPVC sealed unit double glazed window to rear, matching door to rear garden, range of base units with work top over, space and plumbing for washing machine, tiled flooring, door to

## SIDE GARAGE 20'8" x 8'2" (6.3m x 2.49m)

Automatic roller door to front, wall mounted Baxi gas fired central heating boiler.

## LANDING

Obscure UPVC sealed unit double glazed window, access to loft space, airing cupboard, doors to three bedrooms and shower room.

## BEDROOM ONE 13'9" x 9'11" (4.19m x 3.02m)

Two UPVC sealed unit double glazed windows to rear, two central heating radiators, fitted wardrobes with sliding mirror fronted doors.

## BEDROOM TWO 8'11" x 8'7" (2.72m x 2.62m)

UPVC sealed unit double glazed leaded window to front, central heating radiator, wooden effect flooring.

## BEDROOM THREE 8'7" x 6'2" (2.62m x 1.88m)

UPVC sealed unit double glazed leaded window to front, laminate flooring, fitted wardrobes with mirror fronted doors, central heating radiator.

## SHOWER ROOM

Corner shower cubicle with sliding door and electric shower, pedestal wash hand basin, low flush WC, tiling to full height, heated towel rail, obscure UPVC sealed unit double glazed window to side.

## OUTSIDE

The rear garden has a patio area, remainder laid mainly to lawn, further shaped patio around a rockery and pond and brick and fenced boundaries.





## Ground Floor

Approx. 74.0 sq. metres (796.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	77
England, Scotland & Wales		EU Directive 2002/91/EC	

### EPC Link:

<https://www.epcregister.com/searchReport.html?RRN=0551-2817-7340-9293-1311>

### Viewing:

By appointment with Melvyn Danes on 0121 711 1712

### Location:

Leaving the town centre of Solihull via Monkspath Hall Road continue straight on at the next three traffic islands and take the second turning on the right into Caldeford Avenue. Follow the road along and bear right into Knowlands Road where the property will be found on the right hand side.

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Photographs may have been taken with a wide angle lens. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.