



Senate
Property Services

**Warwick Road
Knowle, B93 0HU**

Senate Property Services are delighted to offer this three double bedroom detached property with side garage and ample off road parking. The property has had planning permission approved for extensive side and rear extension which will increase the size of the property by 571 sqft and adding substantial value. Located close to amenities on Knowle High Street and Knowle Academy and M42 motorway link close by. Benefiting from part double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with staircase to first floor, downstairs guest toilet, large lounge with feature fireplace, access to rear garden and double doors into dining room, dining room, refitted kitchen with dining area and access into side garage, tandem garage with up and over door, access to rear garden and further downstairs toilet, rear garden with patio area and gated access to front of property, three bedrooms to first floor master bedroom with dressing area, fitted wardrobes and refitted en-suite shower room, bedroom three with separate dressing room and refitted family bathroom.

£695,000



1718 Warwick Road, Knowle, Solihull, B93 0HU

PROPERTY MEASUREMENTS:

LOUNGE - 22' 4" x 13' 5" (6.80m x 4.09m)

DINING ROOM - 11' 5" x 8' 2" (3.49m x 2.50m)

KITCHEN - 12' 1" x 8' 7" (3.68m x 2.60m)

DINING AREA - 9' 11" x 8' 7" (3.02m x 2.60m)

BEDROOM ONE - 22' 4" x 13' 5" (6.79m x 4.09m)

EN-SUITE - 7' 7" x 6' (2.32m x 1.82m)

BEDROOM TWO - 15' 9" x 12' 2" (4.79m x 3.70m)

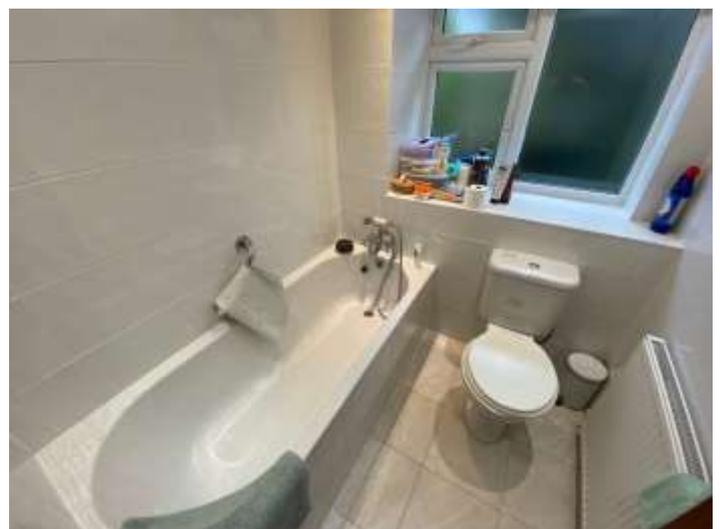
BEDROOM THREE - 11' 5" x 7' (3.49m x 2.14m)

DRESSING ROOM - 9' 5" x 7' (2.86m x 2.14m)

BATHROOM - 6' x 5' 5" (1.82m x 1.66m)

GARAGE - 26' 7" x 8' 6" (8.09m x 2.60m)

TENURE - Freehold



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and 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 a 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 photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.