



Wootton Close Knowle, B93 0EJ

Senate Property Services are delighted to offer this three bedroom detached property occupying a corner plot with driveway with off road parking, detached garage and East facing rear garden. Located within a Cul-de-Sac location close to the amenities on Knowle High Street with Knowle park, Arden Academy and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of canopy porch, entrance hallway with fitted storage and staircase to first floor, downstairs guest toilet, fitted kitchen/breakfast room with integrated appliances and French doors to rear garden, lounge/diner with French doors to rear garden, master bedroom with fitted wardrobe and en-suite shower room, bedroom two with fitted wardrobe, bedroom three, family bathroom, rear garden with patio area and gated side access to front of property and detached side garage.

£459,950



9 Wootton Close, Knowle, Solihull, B93 0EJ

PROPERTY MEASUREMENTS:

- LOUNGE/DINER - 18' 8" x 10' 2" (5.70m x 3.10m)
- KITCHEN/BREAKFAST ROOM - 18' 8" x 9' (5.70m x 2.75m)
- MASTER BEDROOM - 12' 10" x 10' 2" (3.91m x 3.10m)
- EN-SUITE SHOWER ROOM - 8' 9" x 5' 6" (2.67m x 1.69m)
- BEDROOM TWO - 11' x 9' (3.35m x 2.75m)
- BEDROOM THREE - 9' x 7' 5" (2.75m x 2.25m)
- BATHROOM - 8' x 5' 6" (2.43m x 1.69m)
- GARAGE - 19' 9" x 10' (6.03m x 3.06m)
- TENURE - Freehold



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

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.