DRAKES
ESTATE AGENTS









Station Road, Knowle, Solihull, B93 0HJ

£535,000

- A Charming & Characterful Extended Victorian Cottage
- Private Rear Garden with Home Office & Double Garage Providing Off Road Parking
- Highly Desirable Location in the Heart of Knowle Village
- No Upward Chain
- Beautiful Period Features
- Two Reception Rooms with Feature Fireplaces
- Extended Breakfast Kitchen with Roof Lantern
- Utility Room & Ground Floor Shower Room
- Three Bedrooms, Spacious Four-Piece Bathroom & Converted Loft Space

SCAN TO VIEW VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

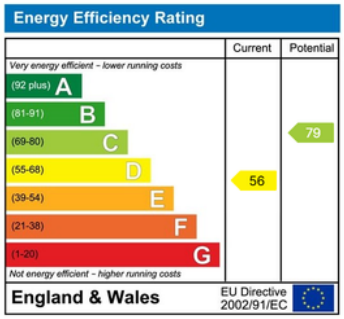
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Lounge to front - 4.47m into bay x 3.58m (14'8" x 11'9")
Dining Room - 3.66m x 3.86m (12'0" x 12'8")
Breakfast Kitchen to rear - 3.96m x 4.57m (13'0" x 15'0")
Utility Room to rear - 2.34m x 1.57m (7'8" x 5'2")
Shower Room to rear - 2.31m into shower x 0.84m (7'7" x 2'9")
Bedroom One to front - 3.78m x 3.76m (12'5" x 12'4")
Bedroom Two to rear - 3.99m x 2.84m (13'1" x 9'4")
Bedroom Three to front - 1.7m x 2.31m (5'7" x 7'7")
Spacious Four Piece Family Bathroom to rear - 4.01m x 2.36m (13'2" x 7'9")
Converted Loft Space - 5.92m max x 3.71m (19'5" x 12'2")
Summer House/Home Office/Games Room 2.57m x 2.67m (8'5" x 8'9")
Double Garage 4.93m x 4.72m (16'2" x 15'6")

A charming, extended Victorian cottage in the heart of Knowle, beautifully combining period features with modern living. Offering three bedrooms, a converted loft space, two reception rooms, an impressive breakfast kitchen, two bathrooms and a delightful private garden with home office and a double garage providing off road parking. No upward chain.





COUNCIL TAX BAND: D
EPC Rating: D
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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