



72 Station Road, Knowle, Solihull, B93 0HJ

Price Guide **£409,950**

- Beautifully Presented Edwardian Cottage
- Three Double Bedrooms
- Dual Aspect Kitchen
- Stunning Family Bathroom + En Suite
- Cellar/Games Room
- Large Mature Rear Garden
- Off Road Parking
- Energy Efficiency Rating - D

0121 709 3300

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A fabulous opportunity has arisen to acquire a stunning Edwardian semi detached cottage appointed and decorated to a high standard offering deceptively spacious accommodation over three floors being close to Knowle High Street and within Arden Academy school catchment area. The accommodation comprises hall, cloakroom/wc, two reception rooms, basement/play room, dual aspect fitted breakfast kitchen, three double bedrooms, stunning family bathroom & en suite, mature large rear garden & off road parking.

APPROACH

Via a hardwood front door to:

ENTRANCE HALL

Single panel radiator, door to downstairs wc, door to front reception room.

CLOAKS/WC

Low level flush wc, pedestal wash hand basin, ceramic tiling to splash prone areas, single panel radiator, ceiling light point.

FRONT RECEPTION

9' 9" (2.97M) X 7' 1" (2.16M)

UPVC double glazed window to front aspect, telephone point, TV aerial point, ceiling light point, central heating radiator, inter-communicating door to:

REAR RECEPTION

10' 5" (3.18M) X 16' 7" (5.05M)

Wall mounted decorative electric fire, double panel radiator, wood effect flooring, three ceiling light points, TV aerial point, double glazed window to rear aspect, stairs rising to first floor landing, door to kitchen and glazed door to stairs leading cellar/games room.

RE-FITTED DINING KITCHEN

22' 6" (6.86M) X 8' 0" (2.44M)

A beautifully fitted high gloss white kitchen comprises a range of wall and base units with solid oak work surface over, ceramic tiling to splash prone areas, Belfast sink with mixer tap, integrated Neff double oven and ceramic hob, stainless steel canopy extractor hood over, Neff Cappuccino maker, integrated fridge and freezer, Neff dishwasher, provision for a washing machine, ceramic floor tiling, inset ceiling spotlights, under floor heating, plinth lighting, two velux skylights, double glazed window to front aspect, double glazed French doors to rear garden



FIRST FLOOR LANDING

Split level landing leading to bedroom two and three, family bathroom, further staircase rising to bedroom one.

BEDROOM TWO

15' 0" (4.57M) X 8' 0" (2.44M)

Double panel radiator, ceiling spotlights, double glazed window to front and rear aspects, bi-folding doors to:

EN SUITE

Beautifully appointed with shower enclosure, chrome thermostatic shower over, ceramic floor tiling, chrome radiator, ceiling spotlights, double glazed window to rear aspect, extractor fan.

BEDROOM THREE

13' 8" (4.17M) X 11' 3" (3.43M)

Single panel radiator, wooden flooring, ceiling light point, double glazed sash window to front aspect.

FAMILY BATHROOM

A beautifully appointed bathroom comprises two Vitro ceramic wall hung basins with chrome taps over and vanity cupboards below, twin mirrored bathroom cabinets, contemporary free standing bath with chrome taps, separate shower enclosure with power shower over, chrome radiator, ceramic floor tiling, low level flush wc, recessed spot lights, double glazed window to rear aspect, underfloor heating, shaver point.

BEDROOM ONE

19' 1" (5.82M) X 12' 0" (3.66M) EXCLUDING WARDROBES

A superb master bedroom with wooden flooring, generous built in storage, single panel radiator, ceiling light point, spotlights, two velux skylights, UPVC double glazed window to side aspect, under eaves storage cupboard housing Hotline combination central heating boiler, exposed beams.

CELLAR/BASEMENT ROOM

10' 2" (3.1M) X 7' 8" (2.34M)

Single panel radiator, wall light point, power supply and lighting.

REAR GARDEN

A large established rear garden with raised deck seating area, being mostly laid to lawn with an array of mature shrubs and trees to borders, conifer trees, timber fencing to perimeter there is a gravelled area providing off road parking to the side of the property.

PLEASE NOTE:

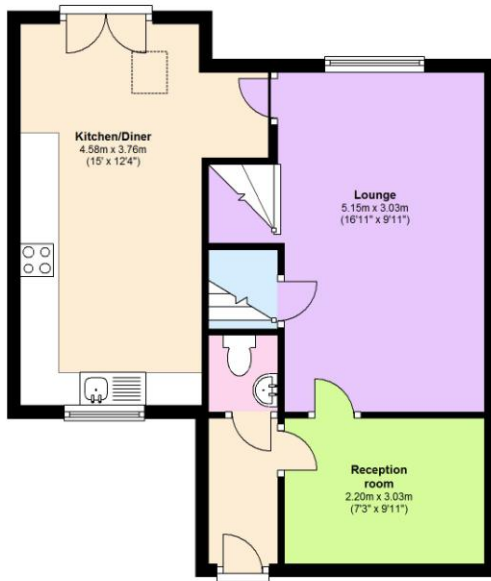
The property is located in a Knowle Conservation Area.

NOTE

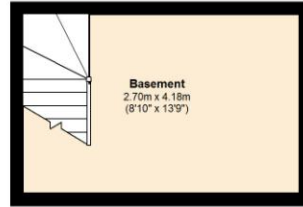
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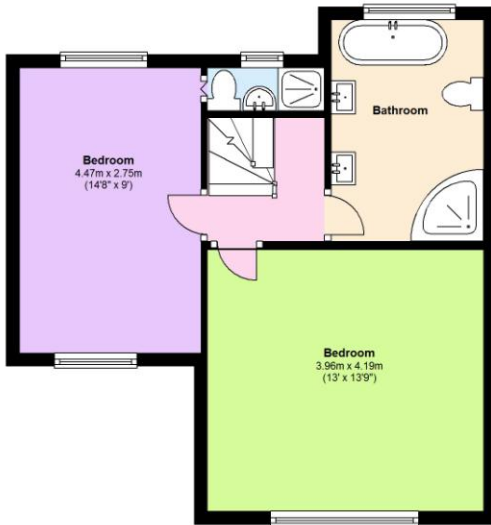
Ground Floor
Approx. 43.6 sq. metres (468.9 sq. feet)



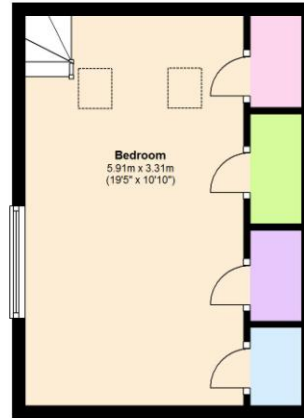
Basement
Approx. 11.3 sq. metres (121.5 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.2 sq. feet)



Second Floor
Approx. 24.7 sq. metres (266.1 sq. feet)



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)



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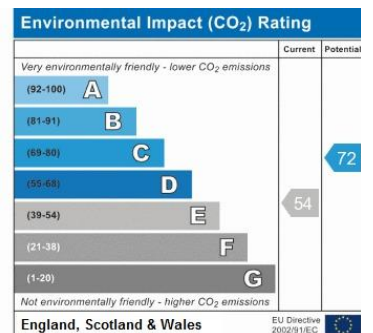
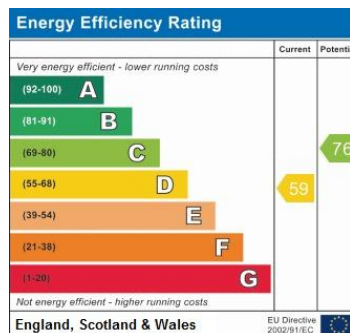
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