



**109 Ullenhall Road, Knowle, Solihull
B93 9JH**

Price Guide **£450,000**

- Extended Four Bedroom Semi Detached
- Catchment for Arden Academy
- Spacious Lounge
- Kitchen Diner
- Off Road Parking for Several Vehicles
- Energy Efficiency Rating - D

0121 709 3300

109 Ullenhall Road, Knowle, Solihull B93 0JH

109 Ullenhall Road is a beautifully presented four bedroom extended semi detached residence situated in an enviable quiet cul de sac position. This four bedroom home is positioned within walking distance of Knowle Village where there is a selection of shops, restaurants and local amenities and catchment for outstanding Arden Academy. The spacious accommodation briefly comprises entrance hall, lounge, spacious dining kitchen, separate dining room, conservatory, Master bedroom with ensuite, three further bedrooms, family bathroom, immaculate landscaped garden, integral garage, off road parking for several vehicles.

APPROACH

Via a lawned foregarden with a tarmac driveway that enables off road parking for several vehicles, leading to an entrance hall with UPVC double glazed front door to:-

ENTRANCE HALL

Single panel radiator, ceiling light point, stairs rising to first floor landing, door to:-

LOUNGE

14' 9" (4.5M) X 12' 2" (3.7M)

Ornamental fireplace with coal effect gas fire, TV aerial point, three wall light points, UPVC double glazed bay window to the front aspect, glazed door to:-



KITCHEN / DINER

15' 1" (4.6M) X 11' 6" (3.5M)

An oak fitted kitchen comprises a range of wall and base units with coordinated work surface areas above, complementary ceramic tiling to walls, single drain sink unit with mixer tap over, provision for a gas cooker, space and plumbing for a dishwasher, double panel radiator, wood effect floor, one ceiling light point, two wall light points, UPVC double glazed window to the rear aspect and UPVC double glazed doors to the rear garden, glazed door to:-



UTILITY ROOM

10' 10" (3.3M) X 8' 6" (2.6M)

Ceramic tiled floor, ceiling light point, two wall light points, double panel radiator, UPVC double glaze window to the side aspect, personal door to garage and glazed French doors leading to: -

CONSERVATORY

11' 6" (3.5M) X 10' 2" (3.1M)

A beautifully appointed conservatory that enjoys views over the rear garden, ceramic tiled floor, UPVC double glazed French doors to the garden.

INTEGRAL GARAGE

17' 9" (5.4M) X 8' 8" (2.65M)

Roller shutter up and over door, lighting, power, Vaillant combi boiler



FIRST FLOOR LANDING

Loft access to boarded loft, doors to bedroom one, Bedroom two, bedroom three, bedroom four, airing cupboard and family bathroom.

MASTER BEDROOM (FRONT) 11' 6" (3.5M) 8' 2" (2.5M)

Wood effect floor, three wall light points, double panel radiator, UPVC double glazed window to the front aspect, dressing area with fitted wardrobes and storage above that leads to:-

EN-SUITE

Coloured suite comprising a low-level flush WC, corner bath, hand wash basin with storage cupboard beneath, complementary ceramic tiling to splash prone areas, double panel radiator, wall light point, obscure UPVC double glazed window to the rear aspect

BEDROOM TWO (FRONT) 15' 5" (4.7M) X 8' 6" (2.6M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR) 10' 10" (3.3M) X 8' 6" (2.6M)

Single panel radiator, ceiling light point, circular hand wash basin with storage beneath, UPVC double glazed window to the rear aspect.

BEDROOM FOUR (FRONT) 10' 2" (3.1M) X 3' 7" (1.1M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect

FAMILY BATHROOM

Three piece suite comprises low level flush WC, pedestal hand wash basin, panelled bath with Triton thermostatic shower over, complementary ceramic tiling to splashback areas, wood effect flooring, panel radiator, obscure UPVC double glazed window to the rear aspect.

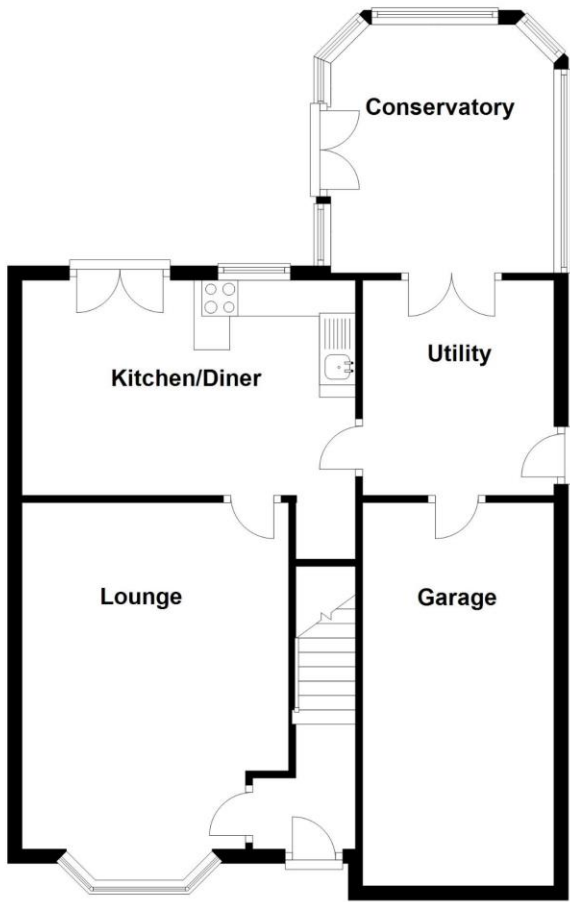
REAR GARDEN

A beautifully landscaped garden with a painted wood panel fence perimeter that is mainly laid to lawn interspersed with borders with mature shrubs and plants, summer house and paved patio area.



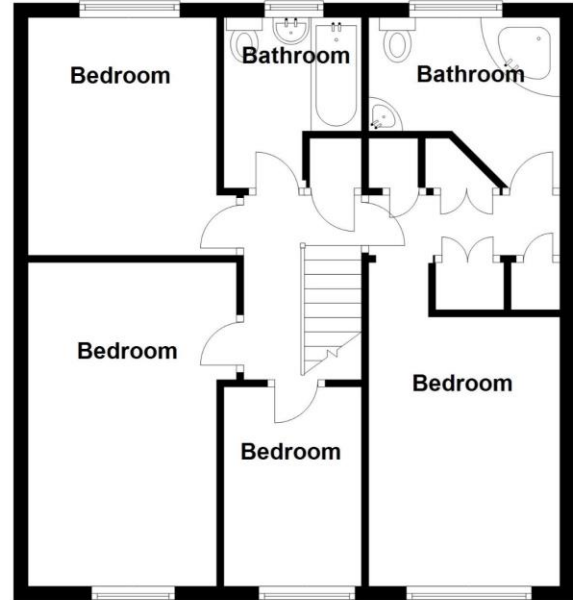
Ground Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 129.3 sq. metres (1391.8 sq. feet)



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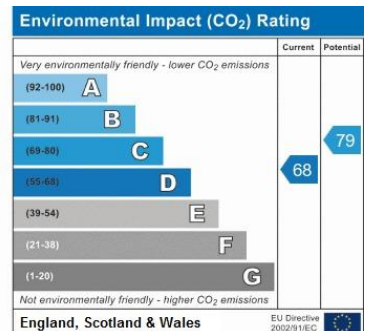
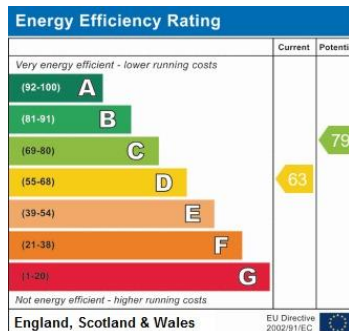
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