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HERE TO GET *you* THERE

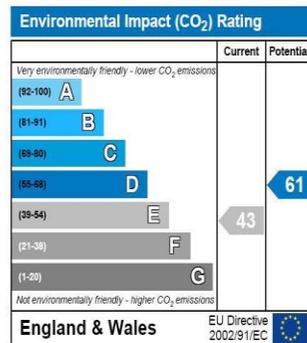
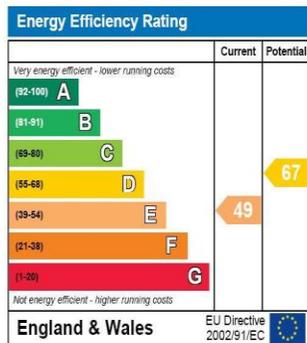
Whateley Hall Road, Knowle, Solihull, B93 9NN

# Whateley Hall Road, Knowle, Solihull, B93 9NN

Asking Price: £475,000

This four bedroom detached family home is located on this sought after road just a short walk from Knowle High Street. Briefly comprising; entrance hallway, cloakroom, lounge, dining room, breakfast kitchen, four bedrooms and a bathroom. The property also benefits from a driveway and garage, and is offered to market with NO UPWARD CHAIN.

Knowle is well served by excellent local schools and a High Street which is well known for its period and character buildings, inn, restaurants, shop and historic church although Knowle village adjoins open greenbelt countryside to the side, Junction 5 of the M42 is within just 2 miles and leads to the Midlands motorway network, centres of commerce and culture, the NEC, international airport and railway station. Solihull town centre with just 3 miles and provides further and more comprehensive facilities, whilst the railway station at the neighbouring village of Dorridge is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Birmingham International railway station is within just 5 miles and links Birmingham New Street with London Euston.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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VAT Reg. No 918 0230 50 | Registered No: 02587709 | Registered Office: Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE  
 Hunters (Midlands) Limited



**APPROACH**

Set behind tarmacadam driveway, with lawned foregarden and side gate to rear garden.

**ENTRANCE HALL****CLOAKROOM****DINING ROOM**

4.55m (14' 11") x 3.11m (10' 2")

Doors to lounge.

**LOUNGE**

4.67m (15' 4") x 4.10m (13' 5")

Patio doors to garden.

**BREAKFAST KITCHEN**

3.77m (12' 4") x 3.18m (10' 5")

Door to side of property.

**FIRST FLOOR LANDING**

With loft access.

**BEDROOM ONE**

3.65m (12' 0") (max) x 3.19m (10' 6")

Built in wardrobe.

**BEDROOM TWO**

3.21m (10' 6") x 2.92m (9' 7")

**BEDROOM THREE**

3.35m (11' 0") x 2.67m (8' 9")

**BEDROOM FOUR**

3.27m (10' 9") x 2.16m (7' 1") (exc door recess)

Built in wardrobe.

**FAMILY BATHROOM****GARAGE**

4.91m (16' 1") x 2.24m (7' 4")

**REAR GARDEN**

With full width paved patio, step up to lawn, fenced borders, timber shed, door to garage and side gate to front.

**ADDITIONAL INFORMATION**

Tenure: We have been informed the property is freehold.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01564 770707

**OPENING HOURS:**

Mon – Fri 9am - 5.30pm

Sat 9am - 3.30pm

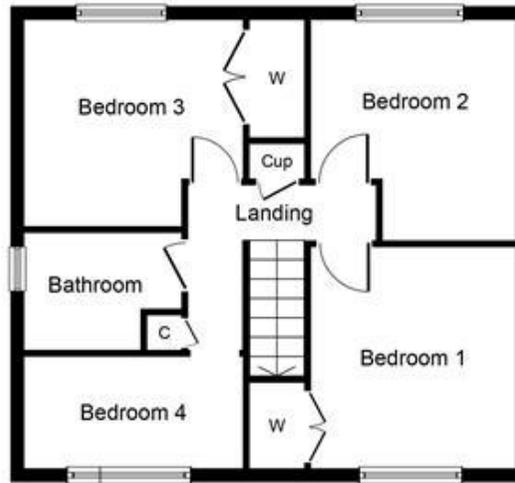
Sun: 11.00 - 2.00

**THINKING OF SELLING?**

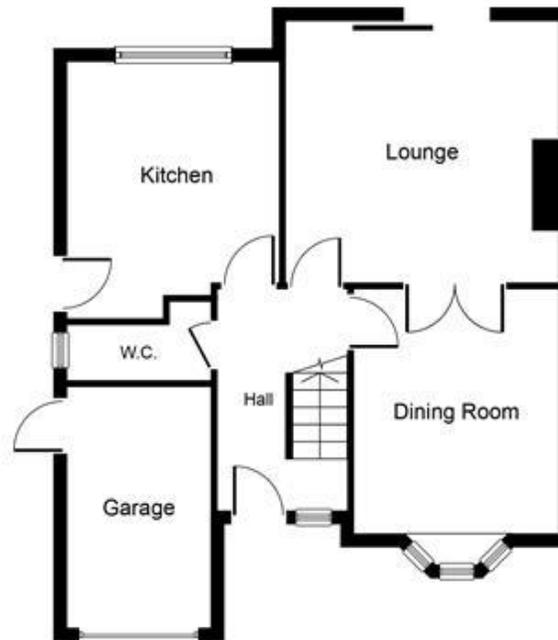
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**First Floor**



**Ground Floor  
14 whateley hall**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



