



**DM&Co.**  
SALES & LETTINGS

**35 MILVERTON ROAD  
KNOWLE  
B93 0HX**

A beautifully presented, five bedroom semi-detached family home is ideally positioned, just a short walk to Knowle high street and Arden Academy. This property boasts an immaculately presented interior, as well as the most incredible garden over looking fields.



As you step inside, you'll find a lovely porch, leading through to the hallway. To the left and at the front of the house is a snug/office with bay window. At the heart of the home, a large lounge/dining room awaits, complete with a cosy log burner and double doors that lead to the expansive open kitchen breakfast room. This kitchen is really spacious, with a large island and breakfast bar, seamlessly integrated appliances, and an abundance of natural light, thanks to well-placed Velux windows. It creates an inviting and functional space. Additionally, the downstairs boasts a practical utility room, providing convenience with access to the side passageway. Plus, there's a modern shower room to complete the ground floor.





To the first floor of this property, there is a landing which leads to three, great double bedrooms, all designed with built-in storage and shutters. The highlight of this floor is the luxurious family bathroom featuring a walk-in shower and an amazing freestanding bath.





Move up to the second floor, where you'll find another double bedroom with eaves storage and a single bedroom, ideal for an office space. The second floor is finished with a delightful shower room to accommodate the bedrooms.





Outside, the integrated garage provides secure parking and storage, while the driveway provides parking for multiple cars. The rear garden has been landscaped to provide a lovely patio area, perfect for summer entertaining, and a large lawned garden over looking over fields.



## FEATURES

- Immaculate Five Bedroom Semi-Detached House
- Lovely Snug/Office
- Spacious, Light Lounge/Diner With Log Burner
- Open Plan Extended Kitchen Breakfast Room
- Utility And Ground Floor Shower Room
- Four Delightful Double Bedrooms and a Single Bedroom
- Luxurious Family Bathroom With Walk In Shower And Freestanding Bath
- Large, Beautifully Landscaped Garden
- Integrated Garage
- Short Walk To Knowle High Street And Arden Academy

## SIZE

Total - 2106.7 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council E

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

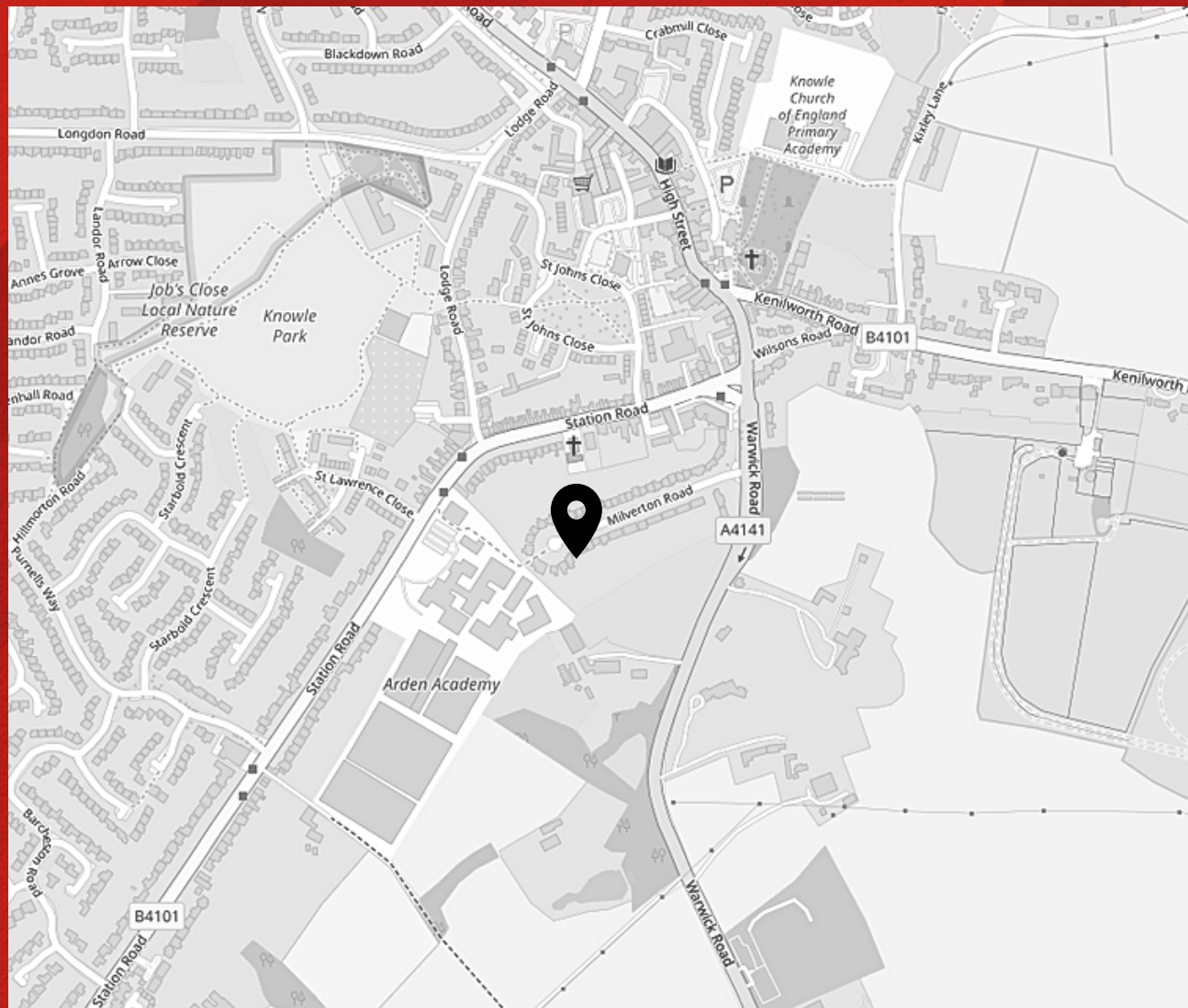
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

✉ [dorrige@dmandcohomes.co.uk](mailto:dorrige@dmandcohomes.co.uk)

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

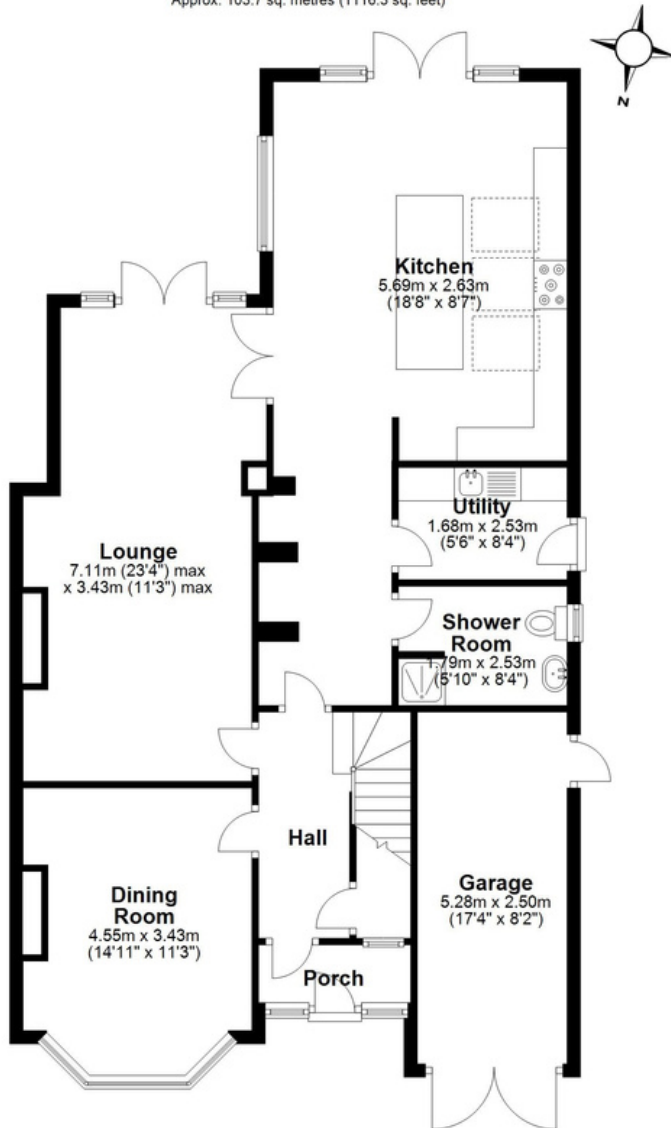


## LOCATION

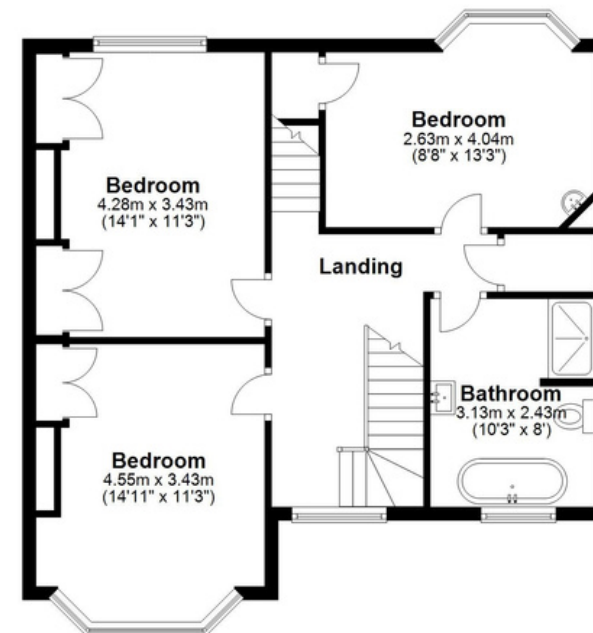
This exceptional property is ideally situated, just a short walk away from Knowle High Street and the renowned Arden Academy. You'll have all the amenities and conveniences you need within easy reach. The M42 is close by for commuters, as well as Dorrige train station being 1.2 miles away.



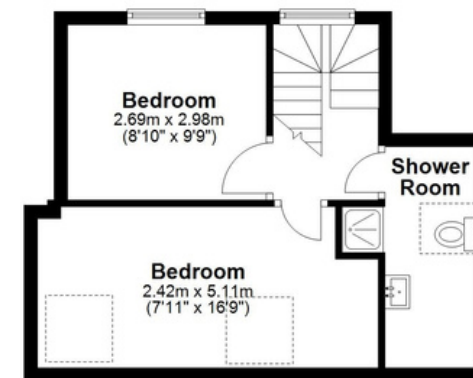
**Ground Floor**  
Approx. 103.7 sq. metres (1116.3 sq. feet)



**First Floor**  
Approx. 61.9 sq. metres (665.8 sq. feet)



**Second Floor**  
Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 195.7 sq. metres (2106.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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