



DM&Co.
SALES & LETTINGS

**19 WHITACRE ROAD
KNOWLE
B93 9HW**

This four bedroom semi-detached house is located on this popular road in the heart of Knowle and ideal for putting your own stamp on and extension (STP). Enviably located just a short walk from local schools and Knowle High Street and within catchment for Arden Academy, this property has the potential to be the perfect family home.



Entering via the porch into a spacious hallway, you'll discover a well-laid-out ground floor. A dining room to the front of the property provides a wonderful space for family meals, to the rear is a bright and spacious living room with two sets of french door leading to the garden. The well equipped fitted kitchen, also accessed from the hallway offers lots of surface space and will meet all your storage needs. From the kitchen there's also a downstairs bedroom with an adjoining wet room, perfect for guests or someone looking for single storey living.

To the first floor are three double bedrooms, two of which are exceptionally spacious. Even the smaller double bedroom offers ample space. A tiled family bathroom completes the upstairs accommodation.







The property's exterior features are equally impressive. The private south-facing garden, complete with a raised patio area perfect for hosting, offers a delightful outdoor space. The easily maintainable lawn adds charm without the hassle. There is also an outside workshop which offers the potential to create a fantastic home office. Additionally, to the front of the property there is a storage garage, a large front lawn and driveway offer ample parking space whilst also creating privacy and adds to the property's curb appeal.



FEATURES

- Large Four Bedroomed Semi Detached
- Generous Plot With Extension Potential STPP
- Downstairs Bedroom With Wet Room
- Dining Room And Bright Living Room
- Fitted Kitchen With Utility Space
- Three Double Bedrooms Upstairs
- Large Private South-Facing Garden
- Ample Driveway Parking
- Short Walk To Knowle High Street
- Within Catchment For Arden Academy

SIZE

Total - 1,562 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.

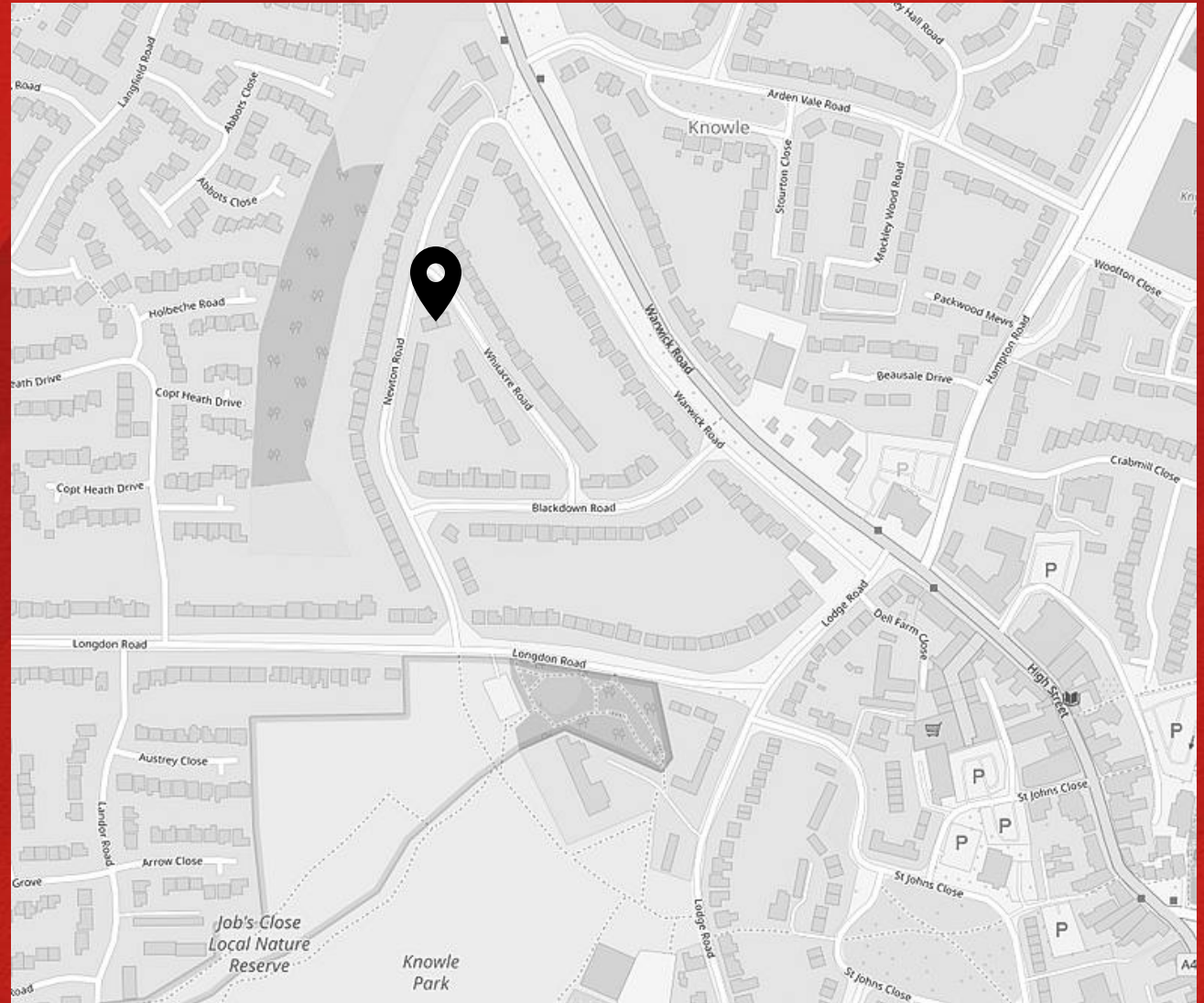
VIEWING

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

☎ 01564 777314

@ dorridge@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.

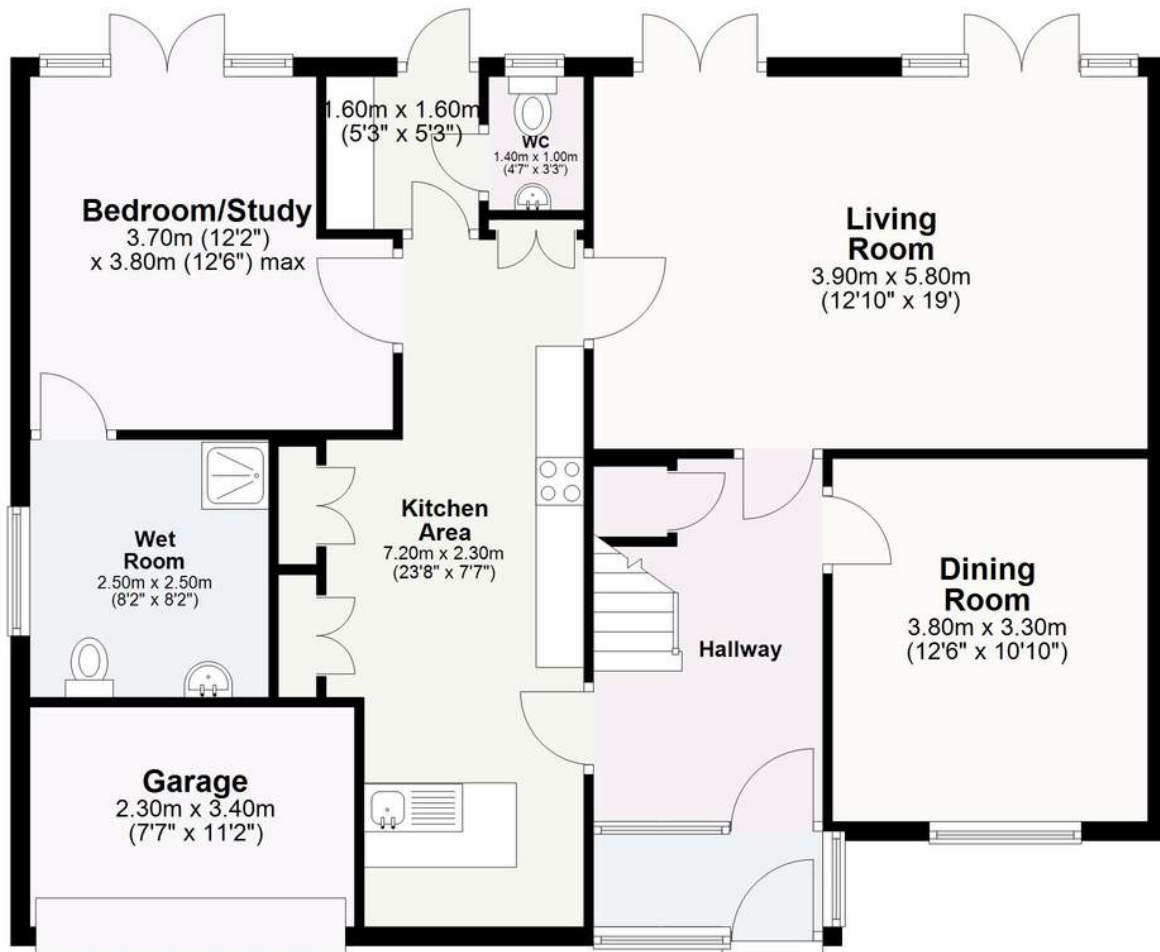


LOCATION

Situated on a popular road in Knowle, this property enjoys an enviable location. Just a short walk from local schools, Knowle High Street, and within the catchment area for Arden Academy, it's perfectly placed for families seeking both convenience and quality education. The potential for modernization and extension (STPP) further enhances the property's appeal, making it an opportunity not to be missed.

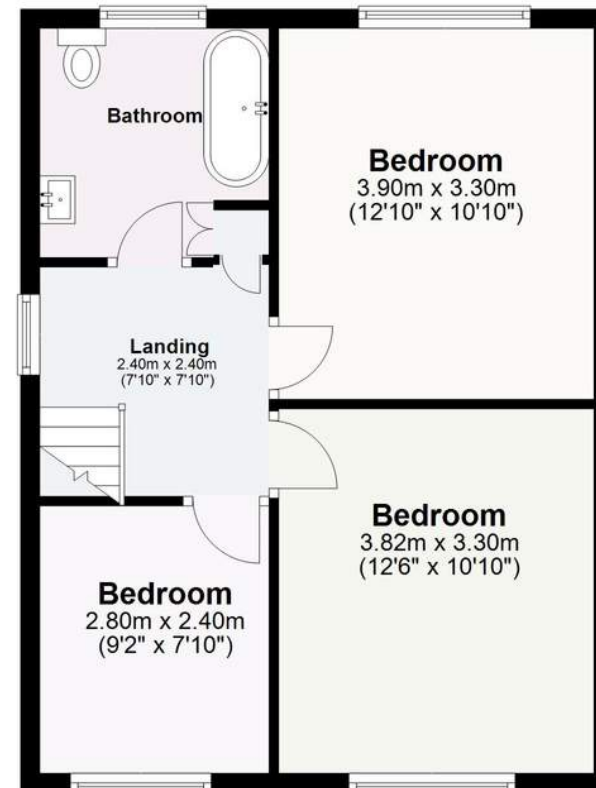
Ground Floor

Approx. 99.9 sq. metres (1075.1 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 145.2 sq. metres (1562.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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