



Kenilworth Road, Knowle

Guide Price £599,950





## PROPERTY OVERVIEW

**SOLD SUBJECT TO CONTRACT PRIOR TO LAUNCH -**  
 Set upon a highly sought after road of Knowle and on a large plot offering outstanding potential for extension and improvement (subject to the necessary planning permissions) is this four bedroom semi detached property. Located behind a wide and deep frontage, the property has been extended to the side, however offers further space for extension or caravan / boat storage and the driveway also leads to a single garage and side gated entrance to the rear garden. Internally the property requires some modernisation and all ground floor accommodation is accessed via an entrance porch, entrance hallway and includes an open plan living / dining room leading to a conservatory with stunning views to the rear garden, breakfast kitchen, utility and guest cloakroom. To the first floor are four bedrooms with the principal bedroom affording an ensuite and all remaining bedrooms serviced via the family bathroom. Outside the property affords outstanding views to open fields and the rear garden is mainly laid with lawn with a full width paved patio area providing ample room for table and chairs. To view this outstanding opportunity please contact Xact Homes on 01564 777284.





#### PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council tax band: E

Tenure: Freehold





- Extended Four Bedroom Semi-Detached
- Located On A Sought After Road Of Knowle
- Affording Outstanding Views To Open Fields
- Offering Further Scope For Extension (STPP)
- Open Plan Living / Dining Room
- Breakfast Kitchen
- Conservatory
- Garage
- South Facing Rear Garden

#### **PORCH**

#### **HALL**

#### **LIVING/DINING ROOM**

23' 5" x 11' 12" (7.15m x 3.65m)

#### **CONSERVATORY**

9' 10" x 9' 10" (3m x 3m)

#### **BREAKFAST KITCHEN**

12' 2" x 8' 8" (3.7m x 2.65m)

#### **UTILITY**

8' 10" x 4' 11" (2.7m x 1.5m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

17' 9" x 12' 6" (5.4m x 3.8m)

#### **ENSUITE**

#### **BEDROOM TWO**

11' 6" x 11' 2" (3.5m x 3.4m)

#### **BEDROOM THREE**

12' 2" x 11' 2" (3.7m x 3.4m)

#### **BEDROOM FOUR**

8' 0" x 7' 3" (2.45m x 2.2m)

#### **BATHROOM**





## **OUTSIDE THE PROPERTY**

### **GARAGE**

13' 9" x 12' 10" (4.2m x 3.9m)

### **WIDE & DEEP FRONTAGE**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, carpets, some curtains and light fittings.

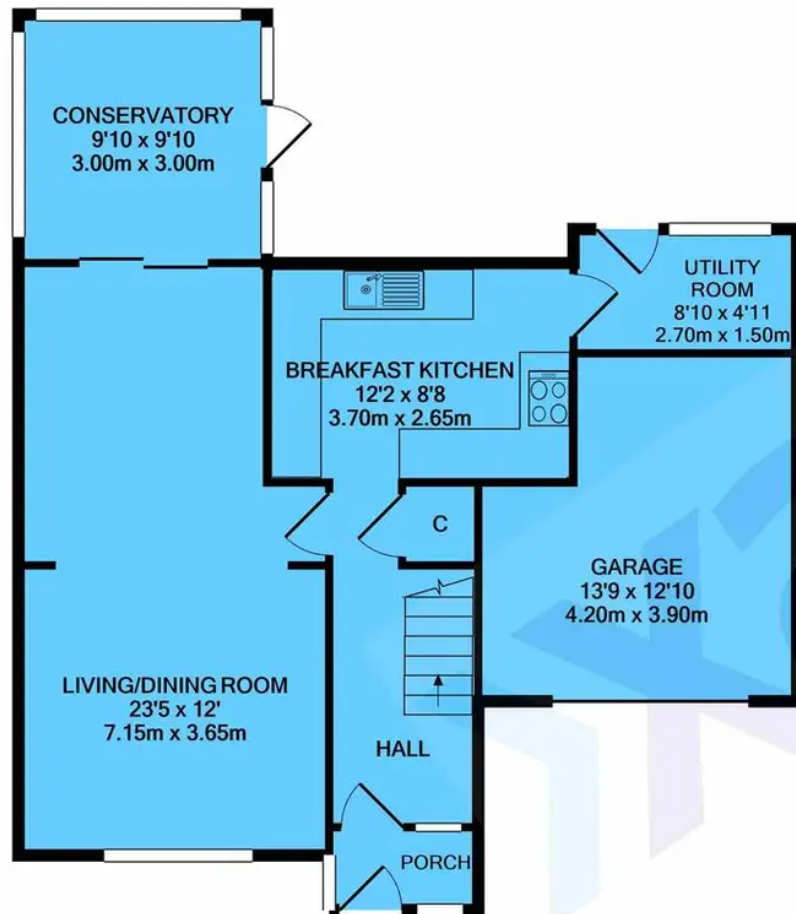
### **ADDITIONAL INFORMATION**

Services - main gas, electricity and water on a meter.  
Broadband - Supanet. Loft space - boarded with ladder a lighting.

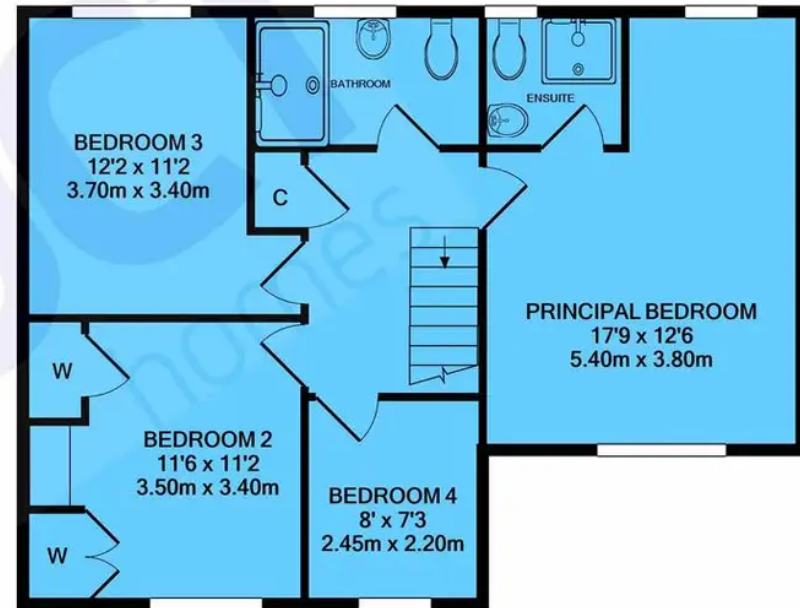
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR  
APPROX. FLOOR  
AREA 768 SQ.FT.  
(71.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1414 SQ.FT. (131.4 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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