



Holland Avenue, Knowle

Guide Price £1,250,000

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PROPERTY OVERVIEW

This absolutely immaculate and significantly extended four double bedroom detached family home is set upon one of the most sought after and quiet cul-de-sacs of Knowle. The property is located within walking distance to Knowle High Street, all local schools and is also conveniently located to Solihull being just a five minute drive away with easy access to the motorway network. Set behind a block paved driveway this superb family home has been significantly extended and updated by the current owners and is exceptionally presented throughout. All ground floor accommodation is accessed via a large entrance hallway finished with engineered oak flooring, modern guest cloakroom and leading into three large reception rooms including a snug / study plus a separate sitting / play room to the front elevation as well as a formal living room to the rear with french doors opening onto the rear garden.



The ground floor accommodation is completed within stunning L-shaped and open plan kitchen / dining and family room with semi vaulted ceiling, velux windows, bespoke fitted kitchen with Corian worksurface over, feature central island with integrated sink and full width bi-fold doors opening onto the rear patio which is finished with high quality resin. Conveniently located off the kitchen is a useful utility with tiled flooring and a continuation of the Corian worksurface. To the first floor are four double bedrooms and three luxury bathrooms. The principal bedroom affords extensive fitted wardrobes, a Juliet style balcony and a large luxury ensuite. Bedroom two / Guest room also affords its own luxury ensuite facility with bedrooms three and four serviced via the luxury family bathroom. To the front of the property is a single garage which also houses the thermal and solar panel controls which provide superb economy and a useful income for any potential new owner. To the rear of the property is a beautifully landscaped and low maintenance rear garden which is laid with synthetic grass, formal borders and shrubs, beautiful summer house which has power and fully insulated to the rear which could be used as a gym and a purpose built wendy house.



To the rear of the summerhouse are various storage sheds which will remain at the property. To view this outstanding family home 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

- Significantly Extended & Stunning Family Home
- Four Double Bedrooms & Three Luxury Bathrooms
- Three Large Reception Rooms
- Beautiful Open Plan Kitchen / Dining & Family Room
- Installed With Solar & Thermal Panels
- Absolutely Immaculate Throughout
- Superb Landscaped Rear Garden With Summer House & Wendy House
- Single Garage
- Viewing Essential





ENTRANCE HALLWAY

GUEST CLOAKROOM

7' 5" x 3' 9" (2.25m x 1.15m)

SNUG / STUDY

11' 6" x 10' 6" (3.5m x 3.2m)

SITTING / PLAY ROOM

15' 7" x 9' 2" (4.75m x 2.8m)

LIVING ROOM

18' 3" x 17' 5" (5.55m x 5.3m)

KITCHEN / DINING/FAMILY ROOM

25' 5" x 18' 8" (7.75m x 5.7m)

UTILITY





FIRST FLOOR

JULIET STYLE BALCONY

PRINCIPAL BEDROOM

17' 5" x 16' 5" (5.3m x 5m)

ENSUITE

6' 7" x 5' 9" (2m x 1.75m)

BEDROOM TWO

11' 6" x 6' 11" (3.5m x 2.1m)

ENSUITE

5' 3" x 5' 5" (1.6m x 1.65m)

BEDROOM THREE

17' 5" x 11' 6" (5.3m x 3.5m)

BEDROOM FOUR

11' 6" x 9' 4" (3.5m x 2.85m)

BATHROOM

6' 7" x 5' 9" (2m x 1.75m)



OUTSIDE THE PROPERTY

SINGLE GARAGE

19' 4" x 6' 11" (5.9m x 2.12m)

SUMMER HOUSE

WENDY HOUSE

STORAGE SHEDS

NORTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, solar panels, summer house and storage units to the rear.

NEGOTIABLE ITEMS IN SALE

Free standing cooker and fridge

ADDITIONAL INFORMATION

Services: main gas, electricity and main sewers.
Broadband: Virgin. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

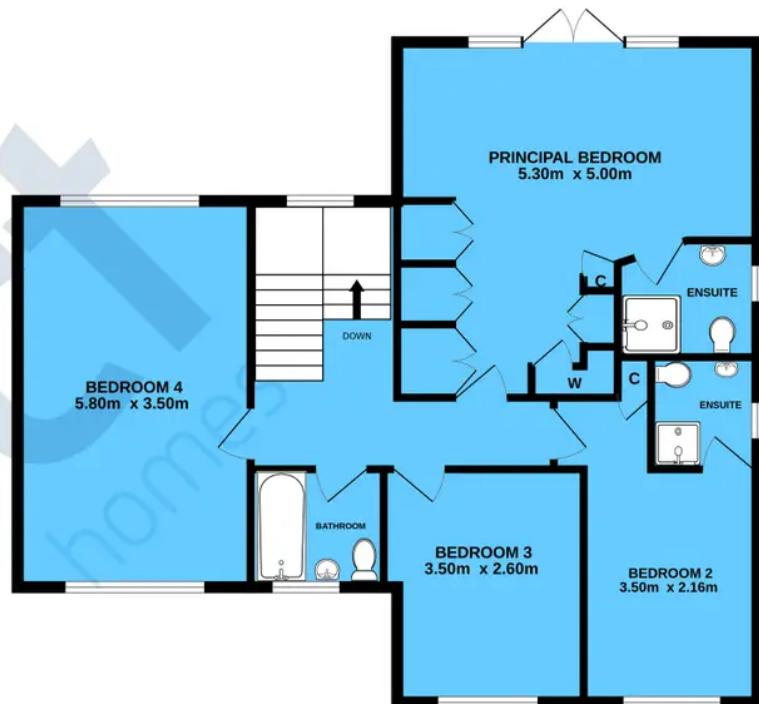
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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