



High Trees Road, Knowle

Guide Price £695,000



PROPERTY OVERVIEW

Located on a highly sought after and quiet cul-de-sac in Knowle is this former four bedroom detached family home which has been tastefully remodeled and extended to consist of three generously sized bedrooms set over the footprint of a four bedroom property. The ground floor accommodation is accessed via a large entrance hallway connecting all reception rooms and consists of: a fitted kitchen leading through to a spacious dining room; large living room with views to the front of the property via a bay window; plus a versatile reception room which is currently used as a study but could easily be used as a family room or fourth bedroom; a practical utility room; and a fantastic conservatory running across the rear elevation and overlooking the south facing rear garden. The first floor is made up of three double bedrooms, one of which is a large principal bedroom benefiting from fitted wardrobes and ensuite, with all remaining bedrooms serviced via a family bathroom. Outside the property enjoys a beautiful south westerly facing landscaped rear garden with ample patio seating area; a lawn foregarden and a double garage to the front. To view this excellent family home call Xact today 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: G

Tenure: Freehold





- Three Bedroom Detached Property
- Quiet Cul-De-Sac Location
- Tastefully Remodeled
- Fitted Kitchen & Spacious Dining Room
- Living Room
- Three Double Bedrooms
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Wide Driveway & Single Garage





ENTRANCE HALLWAY

CLOAKROOM

LOUNGE

18' 8" x 11' 10" (5.69m x 3.61m)

DINING ROOM

12' 0" x 10' 8" (3.66m x 3.25m)

CONSERVATORY

23' 5" x 11' 9" (7.14m x 3.58m)

KITCHEN

13' 11" x 10' 0" (4.24m x 3.05m)

UTILITY ROOM

10' 5" x 6' 8" (3.17m x 2.03m)

THIRD RECEPTION/FOURTH BEDROOM

18' 12" x 9' 3" (5.79m x 2.82m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 12' 0" (4.37m x 3.66m)

DRESSING AREA

ENSUITE SHOWER ROOM

BEDROOM TWO

14' 1" x 10' 6" (4.29m x 3.2m)

BEDROOM THREE

10' 12" x 9' 1" (3.35m x 2.77m)

BATHROOM





OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

GARAGE

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in all bedrooms, underfloor heating, electric garage door and pond.

ADDITIONAL INFORMATION

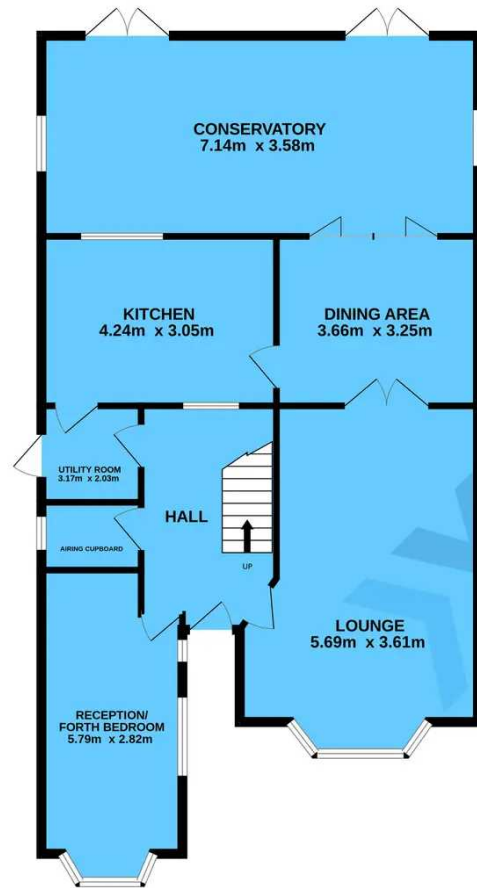
Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky. Loft Space: with lighting

MONEY LAUNDERING REGULATIONS

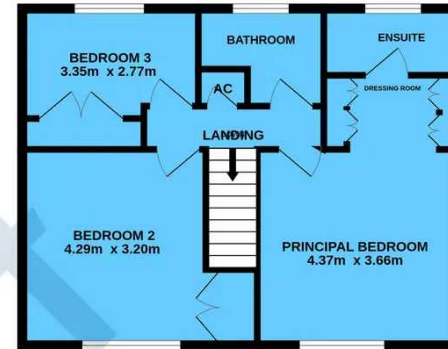
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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Xact Homes

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