



Station Road, Knowle

Guide Price £900,000

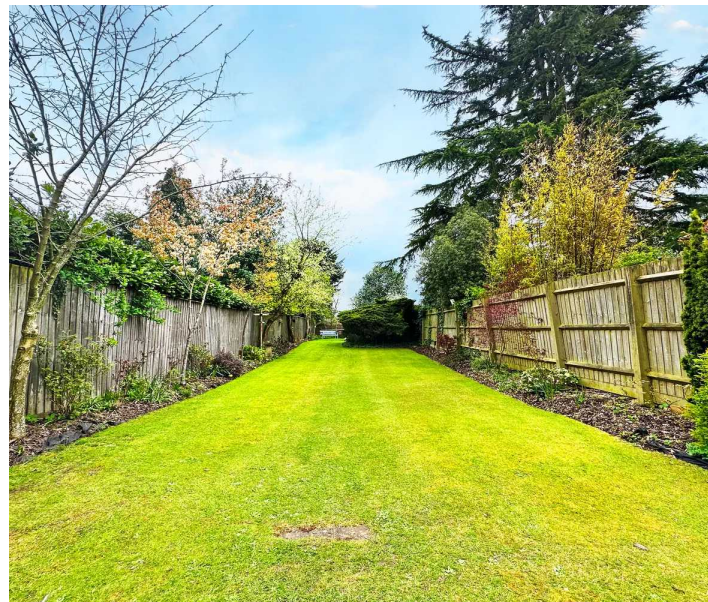
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EXCLUSIVE





PROPERTY OVERVIEW

This is an extremely rare opportunity to purchase a significantly extended four double bedroom period property located within easy walking distance to Knowle village and all local schools including Arden Academy. Set over three floors, this beautiful Victorian semi detached property retains many of its period features including ornate coved ceiling high skirting boards and has been extended by the present owners to include a large open plan breakfast kitchen with semi vaulted ceiling and bifold doors to the rear garden. The property is set back behind a tarmac driveway providing ample parking and also providing access into a double tandem garage. All ground floor accommodation is accessed via an imposing entrance porch and hallway and includes a beautiful living room to the front elevation with bay window and feature fireplace. Off the hallway is a useful cloaks cupboard and guest cloakroom. The hallway also provides access into a large dining room which opens into a magnificent open plan breakfast kitchen and family room with Amtico flooring throughout, semi vaulted ceiling, sky lights, a range of base, wall and drawer units with Corian worksurface over and bi-fold doors opening onto the rear patio.





To the first floor are two large double bedrooms both of which are serviced via the family bathroom and to the second floor are a further two large double bedrooms again serviced via their own bathroom facility which also gives access to a large storage area under the eaves. Outside the property benefits from a beautifully landscaped and large south easterly facing rear garden. Immediately outside the of the kitchen / family room is a full width paved patio area leading to a lawned rear garden with formal borders shrubs and trees. The garden which is floodlit is ideal for entertaining given its south easterly aspect and benefits from a large storage shed and greenhouse concealed behind a mature Juniper tree. To view this stunning period property 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).



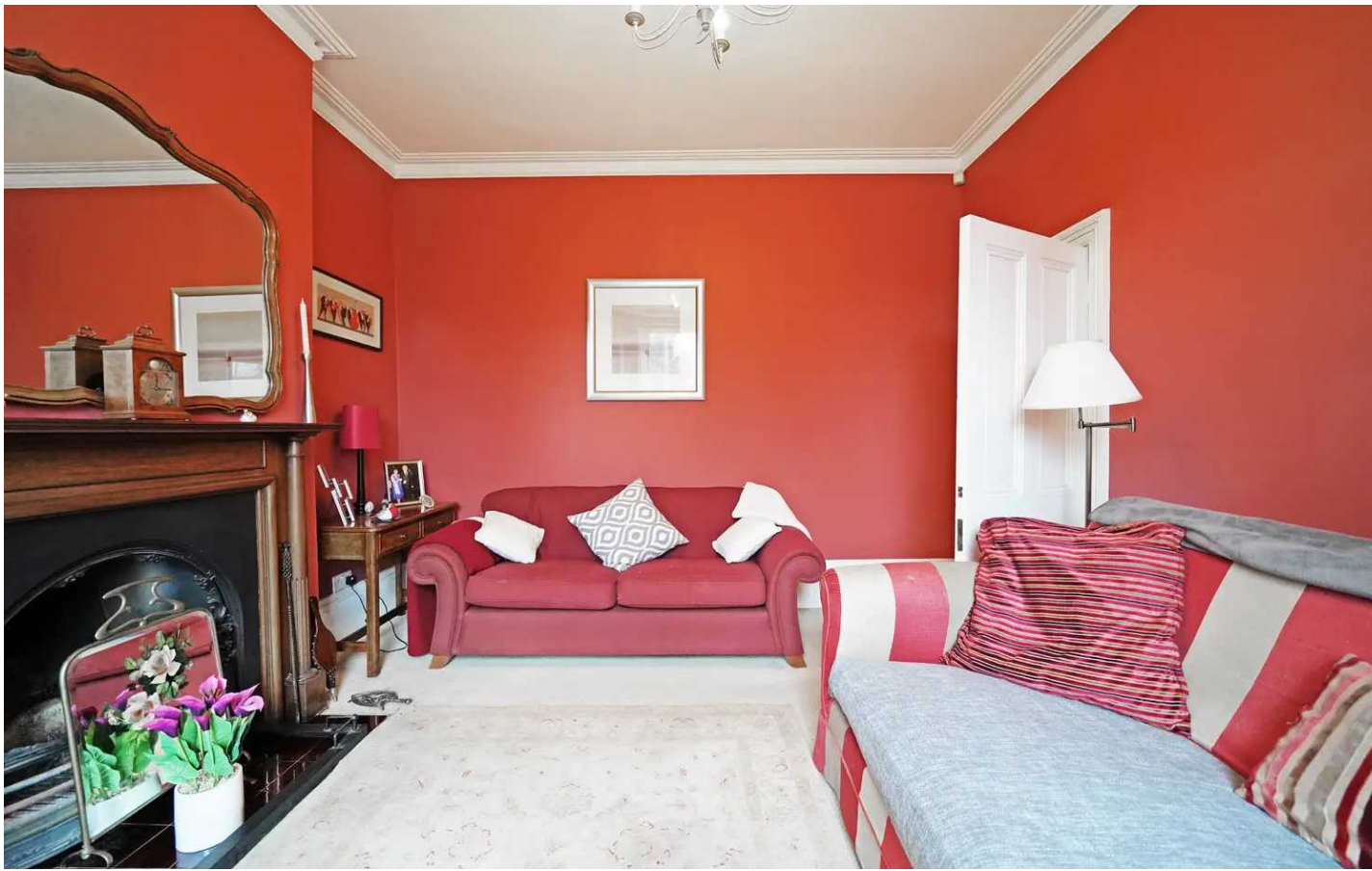


Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, 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





- Beautiful Extended Victorian Semi Detached
- Retaining Many Period Features
- Large South Easterly Rear Garden
- Double Tandem Garage
- Two Reception Rooms
- Extended Open Plan Breakfast Kitchen With Bi-fold Doors
- Four Double Bedrooms & Two Bathrooms
- Tarmacadam Driveway With Ample Parking
- Arden Academy Catchment Area

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 0" x 9' 10" (3.95m x 3.00m)

CLOAKS CUPBOARD

GUEST CLOAKROOM

4' 5" x 4' 9" (1.35m x 1.45m)

DINING ROOM

15' 3" x 13' 1" (4.65m x 4.00m)

BREAKFAST/KITCHEN/FAMILY ROOM

18' 8" x 14' 1" (5.70m x 4.30m)

BASEMENT

CELLAR

15' 1" x 11' 4" (4.60m x 3.45m)

FIRST FLOOR

BEDROOM ONE

15' 5" x 13' 1" (4.70m x 4.00m)

BEDROOM TWO

13' 0" x 9' 10" (3.95m x 3.00m)

BATHROOM

13' 0" x 5' 1" (3.95m x 1.55m)





SECOND FLOOR

BEDROOM THREE

16' 3" x 12' 8" (4.95m x 3.85m)

BEDROOM FOUR

16' 5" x 10' 8" (5.00m x 3.25m)

BATHROOM

13' 0" x 3' 9" (3.95m x 1.15m)

OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

DOUBLE GARAGE

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

AEG integrated oven x2, AEG integrated hob, Bespoke extractor, Samsung fridge freezer, Hi Sense dishwasher, Hoover washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings, garden shed and greenhouse.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Warming drawers x2, TV and wall brackets in kitchen.

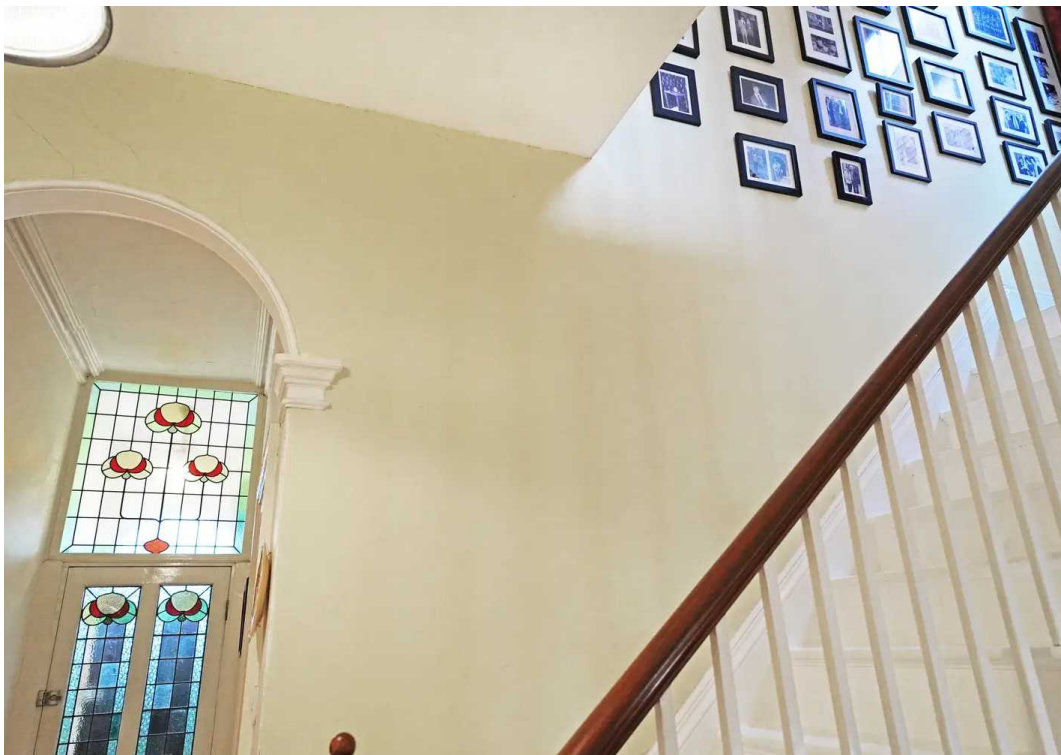
ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.

Broadband: Virgin Fibre Optic.

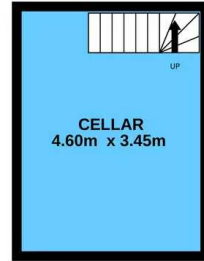
MONEY LAUNDERING REGULATIONS

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.



BASEMENT

GROUND 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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