



## Blythewood Close, Knowle

Guide Price £1,395,000







## PROPERTY OVERVIEW

Standing within a lost outstanding plot and within a quite cul-de-sac of Knowle, just off Lady Byron Lane, is this large and beautifully presented five bedroom detached property which truly requires internal inspection to be fully appreciated. The property has been modernised by the existing owners, offers superb versatility and is set back behind a large private sweeping driveway with formal lawned foregarden leading to a double garage and driveway parking for up to 10 vehicles. All ground floor accommodation is accessed via an imposing entrance hallway and includes three reception rooms including study, triple aspect living room and a snug / play room overlooking the rear garden. The present owners have opened up what was a separate dining room and kitchen to now provide a modern and stunning large kitchen / diner with a range of base, wall and drawer units with quartz worksurface, karndean flooring throughout, feature central island, a hot tap and a range of integrated appliances. Off the kitchen is a good sized utility which also leads into the double garage. A particular feature of the property is the fifth / guest bedroom and ensuite which is a superb facility located to the ground floor providing an excellent and versatile further double bedroom.







To the first floor are four double bedrooms and three bathrooms. The principal bedroom affords extensive fitted wardrobes, views to the rear garden and access into a large luxury ensuite. Bedroom two also affords an ensuite with the two remaining bedrooms serviced via the large family bathroom. Outside the property occupies a large plot with formal garden to the front, a large tarmac driveway and to the rear a beautifully landscaped rear garden, mainly laid with lawn, formal borders shrubs and trees, extensive patio area and private courtyard garden. To view this superb 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: G

Tenure: Freehold

- Large & Stunning Five Bedroom Detached
- Extremely Versatile Accommodation
- Three Reception Rooms & Open Plan Kitchen / Diner
- Double Garage
- Outstanding South Facing Gardens
- Large Tarmacadam Driveway With Parking For 10 vehicles
- Five Bedrooms & Four Bathrooms







#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

4' 11" x 7' 5" (1.5m x 2.25m)

#### **WC**

#### **STUDY**

10' 0" x 9' 10" (3.05m x 3m)

#### **LIVING ROOM**

23' 11" x 15' 5" (7.3m x 4.7m)

#### **SNUG / PLAY ROOM**

18' 1" x 13' 9" (5.5m x 4.2m)

#### **KITCHEN / DINER**

15' 7" x 14' 9" (4.75m x 4.5m)

#### **DINER AREA**

14' 9" x 11' 2" (4.5m x 3.4m)

#### **UTILITY**

9' 6" x 8' 2" (2.9m x 2.5m)

#### **BEDROOM FIVE / GUEST BEDROOM**

17' 1" x 15' 3" (5.2m x 4.65m)

#### **ENSUITE**

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

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

20' 4" x 13' 5" (6.2m x 4.1m)

#### **ENSUITE**

10' 0" x 7' 9" (3.05m x 2.35m)





**BEDROOM TWO**

14' 11" x 11' 12" (4.55m x 3.65m)

**ENSUITE****BEDROOM THREE**

15' 7" x 12' 12" (4.75m x 3.95m)

**BEDROOM FOUR**

10' 1" x 10' 0" (3.08m x 3.05m)

**BATHROOM**

12' 10" x 8' 2" (3.9m x 2.5m)

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

20' 12" x 20' 10" (6.4m x 6.35m)

**SOUTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch integrated double oven, Bosch integrated oven, Bosch integrated hob, Cople extractor, Bosch microwave, Samsung fridge freezer, Bosch dishwasher, Beko washing machine, Beko tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in five bedrooms, all light fittings and a wooden Swiss Cottage children's playhouse.

**NEGOTIABLE ITEMS AVAILABLE FOR SALE**

Hot tub

**ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky Fibre-Optic. 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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