



Coombe Cottage, Bakers Lane, Knowle

Guide Price £800,000





PROPERTY OVERVIEW

Situated on the highly sought after road of Bakers Lane in Knowle is this four bedroom semi detached cottage which truly requires internal inspection to be fully appreciated. Sitting with a large plot and gardens with a southerly facing aspect, the beautiful character cottage retains many original features and benefits from a detached garage, ample parking and store located to the left hand boundary. All ground floor accommodation is accessed via the entrance porch providing access to three reception rooms including sitting room, large dining hall and living room providing uninterrupted views to the garden and open fields. The ground floor is completed with a breakfast kitchen, guest cloakroom and utility. To the first floor are four excellent bedrooms and a large landing which is currently used as a study area but could easily be used as a further seating / family area. The principal bedroom affords an ensuite with the remaining bedrooms serviced via the family bathroom. Outside, the property is situated on a large plot with a garage to the left hand boundary and ample parking.





To the rear of the property is a south facing landscaped rear garden which is mainly laid with lawn, formal borders shrubs and trees and benefits from outstanding views to greenbelt fields. To view this superb character cottage 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



- Semi Detached Character Cottage
- Situated On A Highly Sought After Road Of Knowle
- Outstanding Southerly Facing Garden
- Detached Garage & Store
- Principal Bedroom With Ensuite
- Three Reception Rooms



PORCH

DINING HALL

22' 2" x 9' 10" (6.75m x 3m)

SITTING ROOM

10' 0" x 16' 5" (3.05m x 5m)

LIVING ROOM

20' 0" x 11' 4" (6.1m x 3.45m)

BREAKFAST/KITCHEN

17' 9" x 10' 4" (5.4m x 3.15m)

WC

5' 7" x 2' 11" (1.7m x 0.9m)

UTILITY ROOM

7' 9" x 5' 7" (2.35m x 1.7m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 16' 5" (4.15m x 5m)

ENSUITE

6' 9" x 4' 11" (2.05m x 1.5m)

BEDROOM TWO

11' 6" x 9' 0" (3.5m x 2.75m)

BEDROOM THREE

10' 4" x 10' 2" (3.15m x 3.1m)

BEDROOM FOUR

10' 0" x 9' 0" (3.05m x 2.75m)

BATHROOM

10' 4" x 6' 5" (3.15m x 1.95m)





OUTSIDE THE PROPERTY

GARAGE

27' 1" x 13' 1" (8.25m x 4m)

ITEMS INCLUDED IN THE SALE

AEG integrated oven, Neff integrated hob, Neff extractor, some curtains, all blinds, all light fittings and garden shed

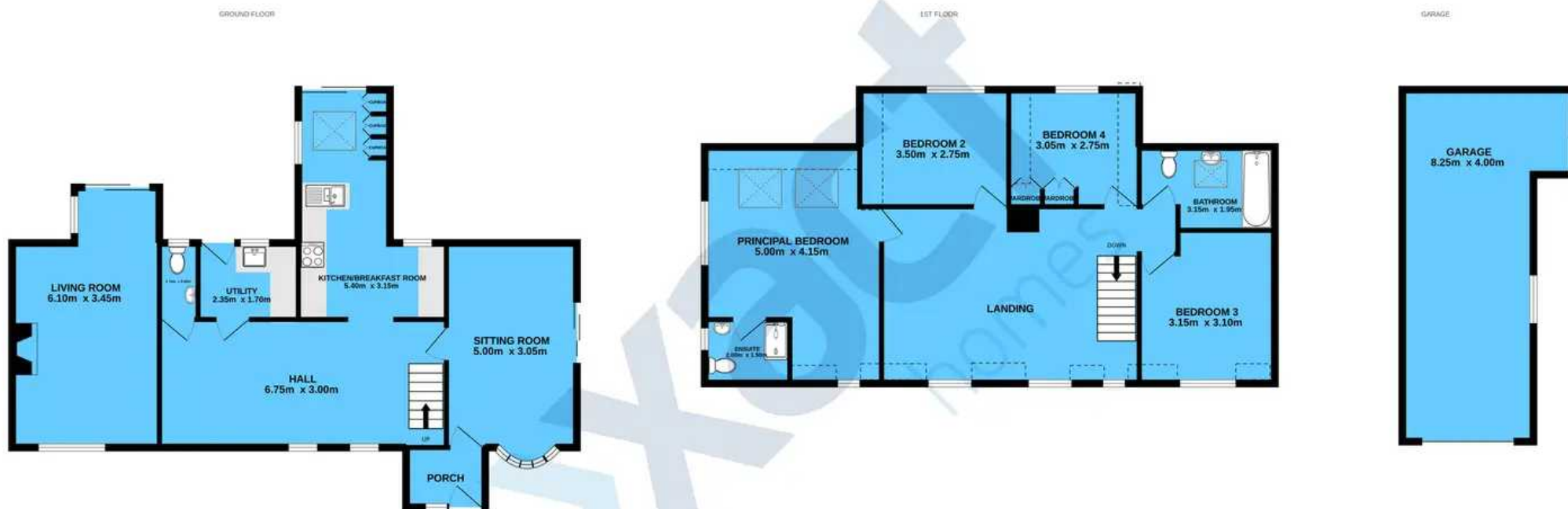
ADDITIONAL INFORMATION

Service: electricity, heating supplied by LPG - Sceptic tank
Broadband: TalkTalk
Loft Space: Partial boarded with ladder

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.





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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