



Station Road, Knowle

In Excess Of £1,500,000





## PROPERTY OVERVIEW

This individually designed and absolutely stunning five bedroom and five luxury bathroom detached property boasts over 3229.17 sq ft of luxury accommodation in addition to a detached purpose built annexe with two bedrooms, luxury bathroom and open plan kitchen / dining and living room. This exceptional development truly requires internal inspection to fully appreciate the attention to detail and is set on a large plot behind a large resin driveway with electronic gated entrance and to the rear a large westerly facing rear garden. Internally the property provides an uncompromised family home with a magnificent open plan luxury breakfast kitchen which has a range of integrated appliances throughout, stunning feature central island / breakfast bar, bifold doors opening to the rear patio / garden, a beautifully proportioned living room conveniently located off the kitchen, additional sitting room to the front elevation, separate office / gym / similar use, utility room, downstairs wc and guest cloakroom all of which are accessed via an imposing entrance hallway with feature staircase leading to the first floor. All ground floor accommodation benefits from underfloor heating with individual thermostatic controls and includes Karndean flooring and fitted carpets throughout.





To the first floor are five double bedrooms and five luxury ensuite facilities. The bedrooms and luxury ensuite facilities and have been individually designed with the principal suite overlooking the westerly facing and private rear garden. Outside, the property enjoys a generous landscaped garden which enjoys a most private aspect with full width resin patio and pathway leading to the rear of the garden where is located a large separate and extremely versatile annexe benefitting from underfloor heating throughout, a large open plan living / dining area, two double bedrooms serviced via a luxury bathroom. Viewing of this stunning family home is strictly by appointment by contacting 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: F

Tenure: Freehold





- No Upward Chain
- Stunning Five Double Bedroom & Five Luxury Bathroom Detached Property
- Set Behind Large Resin Driveway With Gated Entrance
- Magnificent Open Plan Breakfast Kitchen & Living Room With B-Fold Doors
- Underfloor Heating Throughout The Ground Floor
- Finished To The Highest Specification Throughout
- Separate & Versatile Annexe Located To Rear Garden
- Three Reception Rooms

#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

#### **WC**

5' 9" x 4' 9" (1.75m x 1.45m)

#### **SITTING ROOM**

14' 9" x 11' 10" (4.5m x 3.6m)

#### **UTILITY ROOM**

#### **BREAKFAST KITCHEN**

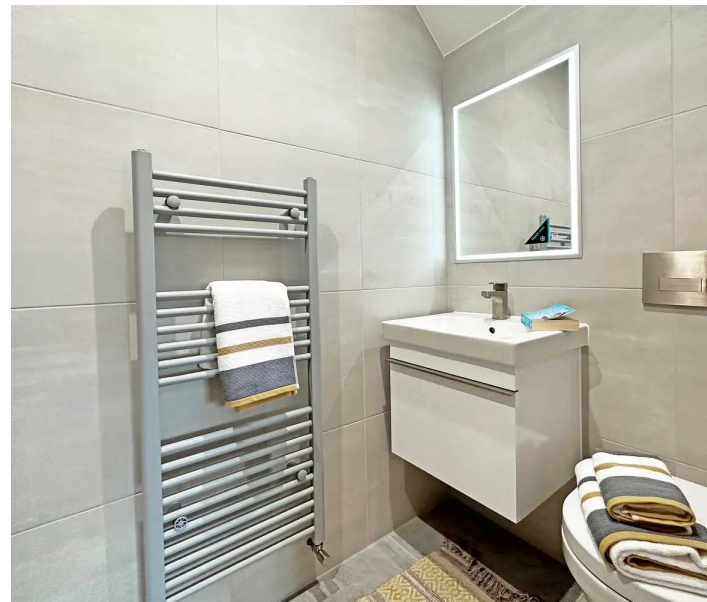
27' 5" x 17' 9" (8.35m x 5.4m)

#### **LIVING ROOM**

30' 0" x 11' 8" (9.15m x 3.55m)

#### **OFFICE / GYM / SIMILAR USE**

18' 4" x 8' 10" (5.6m x 2.7m)





## FIRST FLOOR

### PRINCIPAL SUITE

19' 8" x 17' 9" (6m x 5.4m)

### EN-SUITE

9' 10" x 6' 7" (3m x 2m)

### BALCONY

13' 1" x 4' 11" (4m x 1.5m)

### BEDROOM TWO

14' 9" x 11' 10" (4.5m x 3.6m)

### EN-SUITE

7' 10" x 3' 9" (2.4m x 1.15m)

### BEDROOM THREE

15' 7" x 9' 4" (4.75m x 2.85m)

### EN-SUITE

9' 2" x 3' 5" (2.8m x 1.05m)

### BEDROOM FOUR

11' 6" x 11' 4" (3.5m x 3.45m)

### EN-SUITE

7' 3" x 3' 3" (2.2m x 1m)

### BEDROOM FIVE

11' 8" x 10' 12" (3.55m x 3.35m)

### EN-SUITE

7' 10" x 3' 9" (2.4m x 1.15m)

### OUTSIDE THE PROPERTY

### GARAGE

LARGE WESTERLY FACING PRIVATE REAR GARDEN



## **ANNEXE**

### **DINING AND LIVING ROOM**

### **BEDROOM ONE**

### **BEDROOM TWO**

### **BATHROOM**

#### **ITEMS INCLUDED IN SALE**

Three integrated ovens (a steam oven, a conventional oven and a combi microwave with warming draw), integrated hob, extractor, Two Neff fridges, two freezers, two dishwashers, all carpets, all blinds, all light fittings, underfloor heating in the annex and ground floor and an electric garage door.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Virgin Media.

#### **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.

Made with Metropix ©2023

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
exclusive