



Norton Green Lane, Knowle

Guide Price £1,250,000





PROPERTY OVERVIEW

Located within a highly desirable and sought after road of Knowle is this four bedroom detached bungalow which will appeal to those seeking to purchase a large bungalow and undertake some modernisation. In addition, those seeking a large plot and wishing to undertake a self build project or a developer seeking to build multiple properties may well find this property an attractive proposition. All of the above is subject to the necessary planning permissions. The property occupies a large and wide plot and is set back behind a large in and out graveled driveway providing ample parking and includes a double garage and carport. Internally, the property provides spacious accommodation with two large reception rooms and four bedrooms all easily accessed via the entrance hallway. The large living room is located to the front elevation with the dining room being located to the rear and additionally a large conservatory is located off the breakfast kitchen which provides uninterrupted views to the gardens and open fields. The four bedrooms are serviced via a family bathroom with one of the bedroom affording its own ensuite facility and a further bedroom having an integrated w.c. As outlined, the property resides within a large plot extending to approximately one acre with beautifully landscaped gardens, formal borders, shrubs and trees.





The garden affords various fruit trees, ornate water feature and useful storage shed located to the rear boundary. This property offers a most private aspect with uninterrupted views to open fields and viewing is highly recommended to fully appreciate the potential of this large bungalow situated equidistant between the village of Knowle and Dorridge. To arrange your private viewing 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: F

Tenure: Freehold

- Set Within Approx One Acre
- Large Detached Bungalow
- Potential To Modernise Or Develop STPP
- Outstanding Views To Open Fields
- Set Behind Large In & Out Driveway With Double Garage & Carport
- Four Bedrooms & Two Reception Rooms
- Beautifully Landscaped & Private Rear Garden
- Highly Desirable Location Midway Between Knowle & Dorridge





ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM

20' 2" x 12' 8" (6.15m x 3.85m)

DINING ROOM

15' 5" x 12' 4" (4.7m x 3.75m)

CONSERVATORY

17' 1" x 15' 5" (5.2m x 4.7m)

BREAKFAST/KITCHEN

15' 5" x 10' 12" (4.7m x 3.35m)

BEDROOM ONE

16' 7" x 16' 7" (5.05m x 5.05m)

WC

BEDROOM TWO

15' 9" x 9' 10" (4.8m x 3m)

BEDROOM THREE

12' 12" x 9' 10" (3.95m x 3m)

BATHROOM

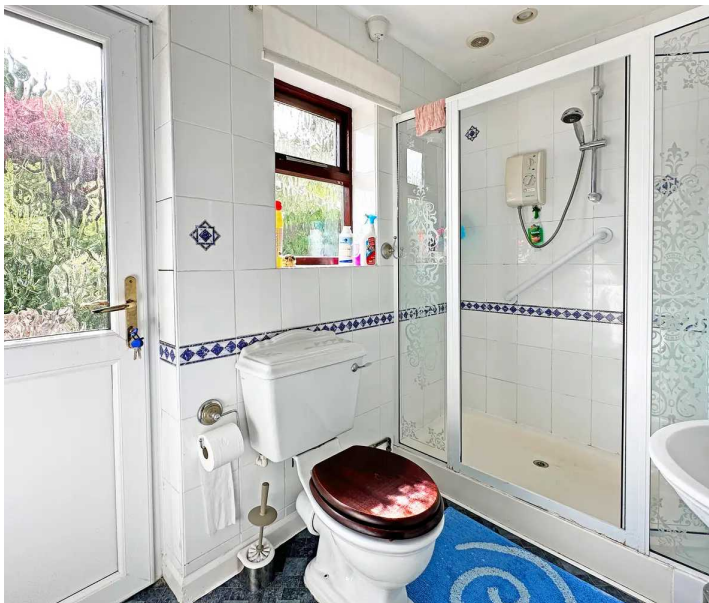
8' 6" x 6' 7" (2.6m x 2m)

BEDROOM FOUR

10' 8" x 8' 8" (3.25m x 2.65m)

ENSUITE

8' 8" x 5' 1" (2.65m x 1.55m)





OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 8" x 15' 9" (5.7m x 4.8m)

CARPORT

18' 1" x 17' 1" (5.5m x 5.2m)

ALL ASPECT FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets, all curtains, all blinds and some light fittings.

ADDITIONAL INFORMATION

Services: LPG and mains sewers. Broadband: EE

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



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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