



Westerham Close, Knowle

Guide Price £950,000

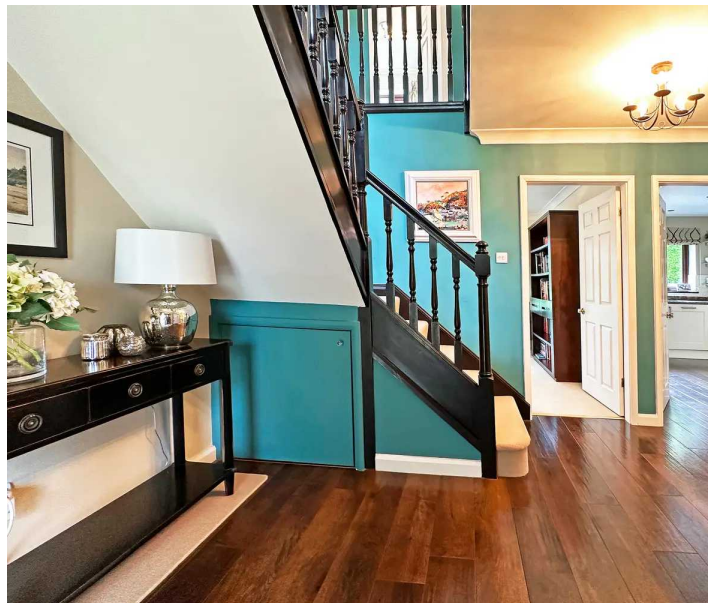




PROPERTY OVERVIEW

This is a rare opportunity to purchase a substantially extended and immaculate four double bedroom detached property situated on a large corner plot and also located within an extremely quiet road of Knowle. The present owners have undertaken various improvements to the property which truly requires internal inspection to be fully appreciated. To the front of the property is a large tarmac driveway with blocked paved border providing ample parking for multiple vehicles, a double garage and also to the side of the property are double gates and a pedestrian gate which lead to an extension of the driveway which would be ideal for those seeking to house a caravan and / or boat. The property is accessed via a large entrance hallway with Karndean flooring throughout with guest cloakroom. The hallway provides access into all ground floor accommodation which includes a study to the front elevation and a large L-shaped open plan living room which has been remodelled by the existing owners. French doors off the living provides access into a large conservatory, again with Karndean flooring, providing an additional sitting room overlooking the private southerly rear garden.





The ground floor accommodation is completed with an extended open plan kitchen / dining and family room fitted with a range of base, wall and drawer units, Karndean flooring and opening into a large dining area with french doors opening to the rear patio. The kitchen also provides convenient access into the utility which in turn leads into the double garage. To the first floor are four bedrooms and two bathrooms. The large principal bedroom is magnificent with full width fitted wardrobes and a fitted dressing table plus a large luxury ensuite finished to the highest standard. The remaining bedrooms also afford fitted wardrobes and a serviced via the family bathroom. The double garage is accessed via an electric garage door to the front elevation and a courtesy door off the utility. Outside the property benefits from a large landscaped and south westerly facing rear garden which is mainly laid with lawn, affords formal borders and a full width paved patio and a most private aspect. To the side of the property is a large tarmacadam parking facility which is set behind double wooden gates. The property is offered to the market with the benefit of NO UPWARD CHAIN and viewing is highly recommended to fully appreciate this beautiful family home. Contact Xact Homes on 01564 777284 for your private viewing.



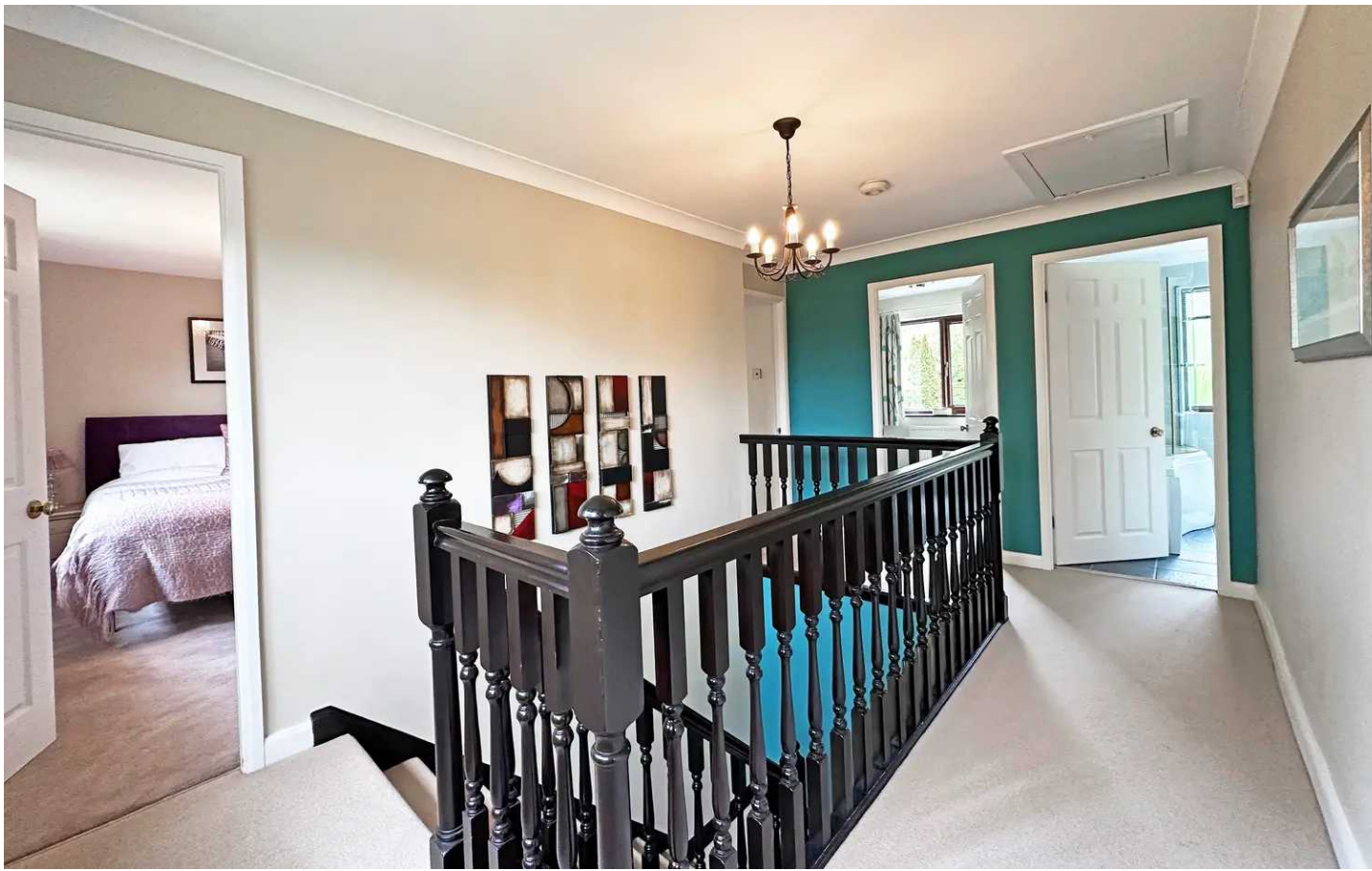
PROPERTY LOCATION

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
- Significantly Extended Four Bedroom Detached
- Set On A Large Corner Plot With Space For Boat / Caravan Behind Double Gates
- Three Reception Rooms
- Large Open Plan Kitchen / Dining / Family Room
- Magnificent Principal Bedroom With Luxury Ensuite
- Quiet Cul-De-Sac Of Knowle
- South Westerly Facing Rear Garden





ENTRANCE HALLWAY

STUDY

8' 8" x 6' 9" (2.65m x 2.05m)

LIVING ROOM

22' 8" x 21' 4" (6.91m x 6.5m)

CONSERVATORY

21' 4" x 12' 2" (6.5m x 3.7m)

KITCHEN/DINING/FAMILY ROOM

20' 6" x 14' 9" (6.25m x 4.5m)

UTILITY

10' 12" x 8' 0" (3.35m x 2.44m)

PRINCIPAL BEDROOM

22' 10" x 21' 4" (6.95m x 6.5m)

ENSUITE

10' 8" x 7' 10" (3.25m x 2.4m)

BEDROOM TWO

12' 2" x 11' 6" (3.7m x 3.5m)

BEDROOM THREE

10' 12" x 8' 6" (3.35m x 2.6m)

BEDROOM FOUR

8' 2" x 7' 10" (2.5m x 2.4m)

BATHROOM

8' 6" x 7' 10" (2.6m x 2.4m)





OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 3" x 16' 3" (5.25m x 4.95m)

TOTAL SQUARE FOOTAGE

Area: 236.7 sq.m - 2547.82 sq.f. approx.

SOUTH WESTERLY FACING REAR GARDEN

TARMACADAM PARKING FACILITY

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, all carpets, all blinds and electric garage door.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

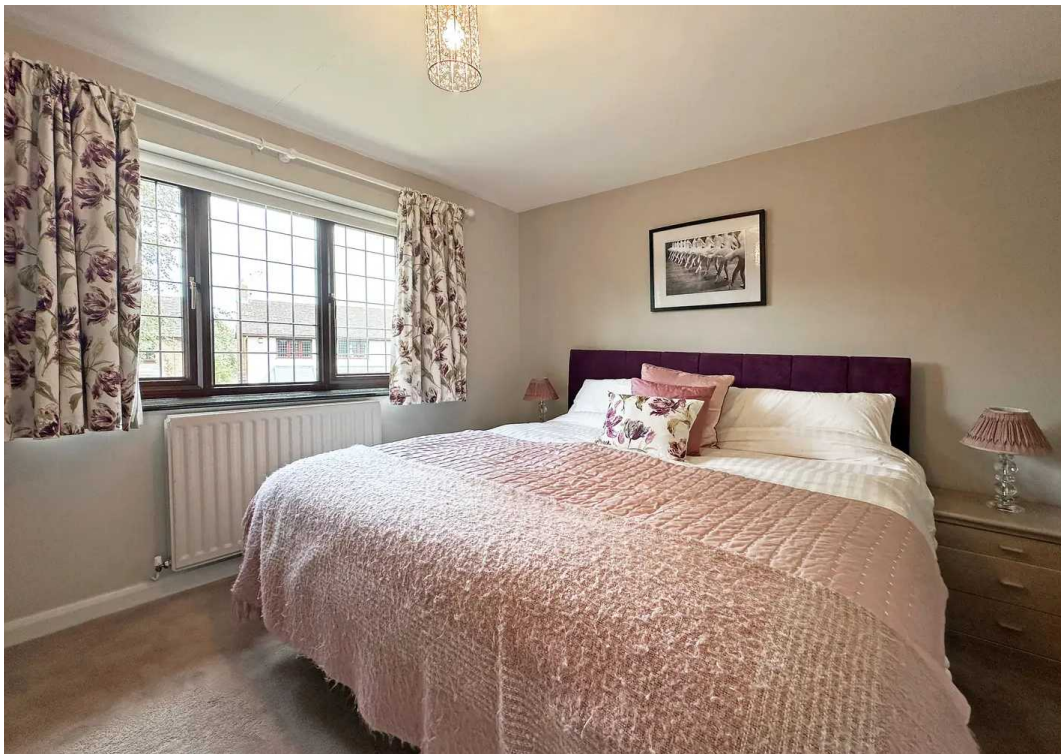
LG fridge freezer, curtains, fitted wardrobes, light fittings and garden shed to be negotiated.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

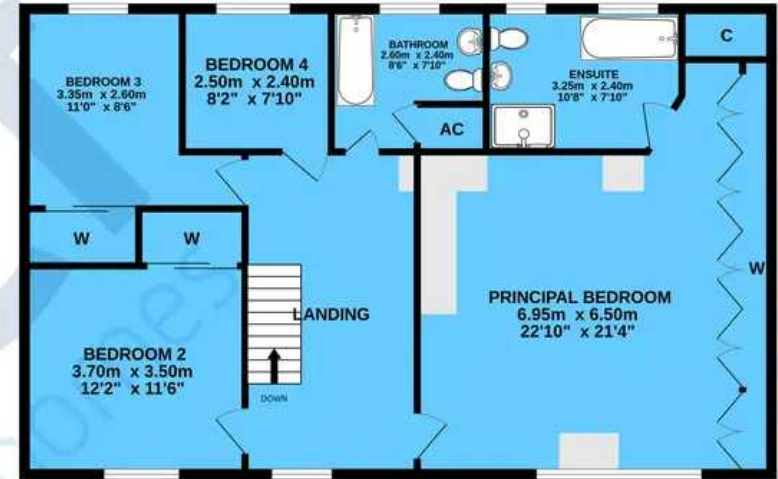
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
138.8 sq.m. (1494 sq.ft.) approx.



1ST FLOOR
97.9 sq.m. (1054 sq.ft.) approx.



TOTAL FLOOR AREA : 236.7 sq.m. (2548 sq.ft.) approx.

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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