



Tilehouse Green Lane, Knowle

Offers Over £700,000



PROPERTY OVERVIEW

This modern and beautifully presented four bedroom detached family residence is one of two properties set behind a private gated entrance and a long tarmac driveway off Tilehouse Green Lane in Knowle within the popular village of Knowle. Benefitting from the balance of a ten year New Build Guarantee and set over three floors, the property offers spacious accommodation throughout. Accessed via an entrance hallway with guest cloakroom, a large open plan open kitchen/diner fitted with a high-end Leicht German kitchen including Siemens appliances, bi-fold doors to the rear and a courtesy door into a separate utility room. The ground floor accommodation is completed with a living room to the front elevation. Set over the first floor and second floor are four bedrooms and three luxury bathrooms finished with Porcelanosa tiling throughout. The first floor consists of three double bedrooms all with fitted wardrobes with bedroom two affording its own luxury ensuite. The remaining bedrooms are serviced via the family bathroom. The second floor contains a beautiful principal bedroom with extensive fitted wardrobes and large luxury ensuite.





Outside the property enjoys a private landscaped rear garden accessed via french doors off the breakfast kitchen and also via a side gated entrance. A particular feature of the property is the private garden which offers a south westerly facing aspect and enjoys a peaceful backdrop as it backs onto private woodland and green space to the left and rear boundary. To view this beautiful 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

- Spacious & Modern Detached House
- Set Behind Private Gated Entrance
- Four Double Bedrooms & Three Luxury Bathrooms
- Separate Living Room
- Open Plan Breakfast Kitchen/Dining & Family Room
- South Westerly Facing Rear Garden Backing Onto Woodland
- Driveway Parking
- Balance Of Ten Year New Build Guarantee





HALLWAY

LIVING ROOM

15' 1" x 10' 2" (4.60m x 3.10m)

BREAKFAST KITCHEN/FAMILY ROOM

17' 9" x 17' 3" (5.40m x 5.25m)

UTILITY

GUEST CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

12' 0" x 9' 6" (3.65m x 2.90m)

ENSUITE

WALK IN WARDROBE

BEDROOM THREE

12' 10" x 8' 6" (3.90m x 2.60m)

BEDROOM FOUR

12' 10" x 8' 2" (3.90m x 2.50m)

BATHROOM

SECOND FLOOR

BEDROOM TWO

12' 4" x 9' 6" (3.75m x 2.90m)

BATHROOM





OUTSIDE THE PROPERTY

OFF ROAD PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three and four, some light fittings, underfloor heating, garden shed and installed cameras.

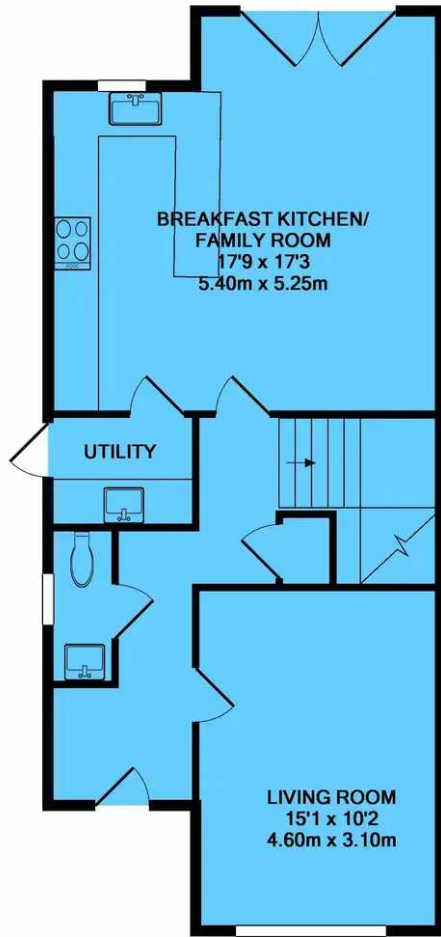
ADDITIONAL INFORMATION

Services: mains gas, electricity and water. Broadband: BT

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.

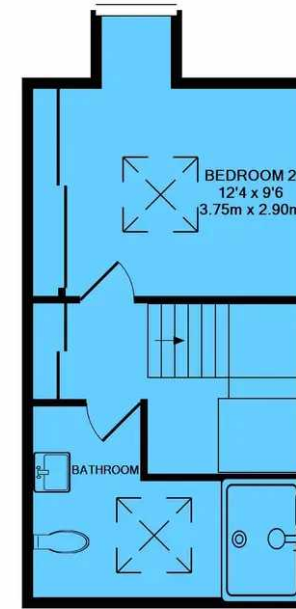




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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