



## Kenilworth Road, Knowle

Offers Over £800,000

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## PROPERTY OVERVIEW

Standing in the heart of Knowle village is this beautifully presented and extended three bedroom period end terrace property which is set over three floors and benefits from multiple parking spaces to the front and rear of the property. Set back behind a block paved driveway which provides two parking spaces, the property boasts immense of natural charm associated with a property of this era, and is accessed via a reception hall leading into the living room with feature bay window and fireplace. The living room opens into a dining area which in turn leads into an additional reception room which is currently used as a home office but could easily be used a play room / family room. A particular feature of the property is the extended open plan breakfast kitchen and family room which has been extended by the present owners to include a feature log burner, sky lights to provide immense amounts of natural light, new flooring and french doors opening onto the rear patio. The property also offers a utility room and downstairs wc. To the first floor is the principal bedroom with extensive fitted wardrobes and large ensuite with separate bath and shower which also provides a Jack and Jill facility for the additional bedrooms.





To the second floor is a further double bedroom with its own ensuite and a third bedroom. Outside the property is a low maintenance courtyard style garden with paved patio area and also a large block paved area with planted borders and a wooden style gated access leading to a good sized storage shed with two further parking spaces to the rear. In addition, the block paved area could also house an additional car if required. To view this outstanding period property 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.



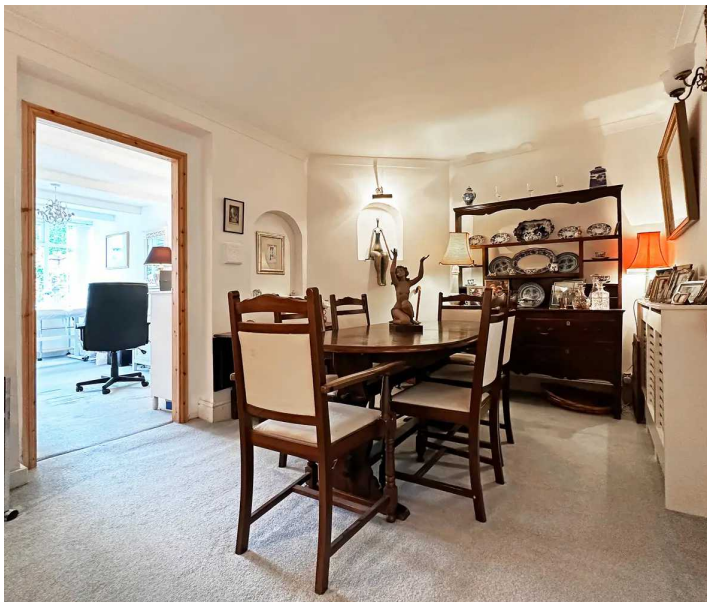


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then 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

- Period Property Set In The Heart Of Knowle Village
- Three Reception Rooms & Three Bedrooms
- Multiple Parking Spaces To Front & Rear Of Property
- Open Plan Breakfast Kitchen / Family Room
- Boasting Many Features Of This Era
- Ideal Location Within Walking Distance To Knowle Village
- Principal Bedroom With Large Jack and Jill Ensuite
- Courtyard Garden With Parking To Rear



**RECEPTION HALL**

4' 11" x 3' 3" (1.50m x 1.00m)

**LIVING ROOM**

14' 1" x 13' 5" (4.30m x 4.10m)

**DINING AREA**

10' 6" x 9' 6" (3.20m x 2.90m)

**HOME OFFICE**

15' 1" x 7' 7" (4.60m x 2.30m)

**BREAKFAST KITCHEN / FAMILY ROOM**

34' 9" x 13' 1" (10.60m x 4.00m)

**UTILITY ROOM**

14' 5" x 4' 7" (4.40m x 1.40m)

**WC**

6' 3" x 2' 11" (1.90m x 0.90m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

14' 1" x 14' 1" (4.30m x 4.30m)

**JACK AND JILL ENSUITE**

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

**SECOND FLOOR****BEDROOM TWO**

10' 6" x 10' 2" (3.20m x 3.10m)

**ENSUITE**

7' 7" x 5' 11" (2.30m x 1.80m)

**BEDROOM THREE**

14' 1" x 10' 10" (4.30m x 3.30m)

**TOTAL SQUARE FOOTAGE**

Area: 162.6 sq.m. = 1751 sq. ft. approx.



## **OUTSIDE THE PROPERTY**

**LOW MAINTENANCE COURTYARD STYLE GARDEN**

**STORAGE SHED**

**TWO FURTHER PARKING SPACES TO THE REAR**

**TWO PARKING SPACES TO THE FRONT**

## **ITEMS INCLUDED IN SALE**

AGA, Integrated oven, extractor, microwave, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and some other furniture is negotiable.

## **ADDITIONAL INFORMATION**

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

## **MONEY LAUNDERING REGULATIONS**

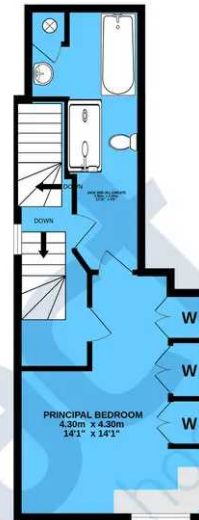
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
91.9 sq.m. (989 sq.ft.) approx.



1ST FLOOR  
39.4 sq.m. (424 sq.ft.) approx.



2ND FLOOR  
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA: 162.6 sq.m. (1751 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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