



Queen Eleanors Drive, Knowle

Guide Price £850,000

xact
EXCLUSIVE





Property Overview

This significantly extended four bedroom detached bungalow enjoys an enviable address situated on this small, select and very well regarded cul-de-sac just off Jacobean Lane and within extremely close proximity to Copt Heath Golf Club. The property occupies a discrete position with a large south facing rear garden and also offers spacious accommodation for those seeking a large bungalow situated in a highly sought after location. Set back behind a large tarmac driveway providing ample parking for multiple vehicles, the property benefits from a detached double garage and lawned foregarden. Accessed via an entrance porch and entrance hallway with guest cloakroom, the accommodation provides two reception rooms (including living room and dining room), plus a conservatory. The property has been internally remodelled and now includes four bedrooms, two of which have ensuite facilities, a third bedroom and a study / fourth bedroom plus a family bathroom. The breakfast kitchen has also been extended and includes french doors leading to the rear patio and convenient access into the utility.



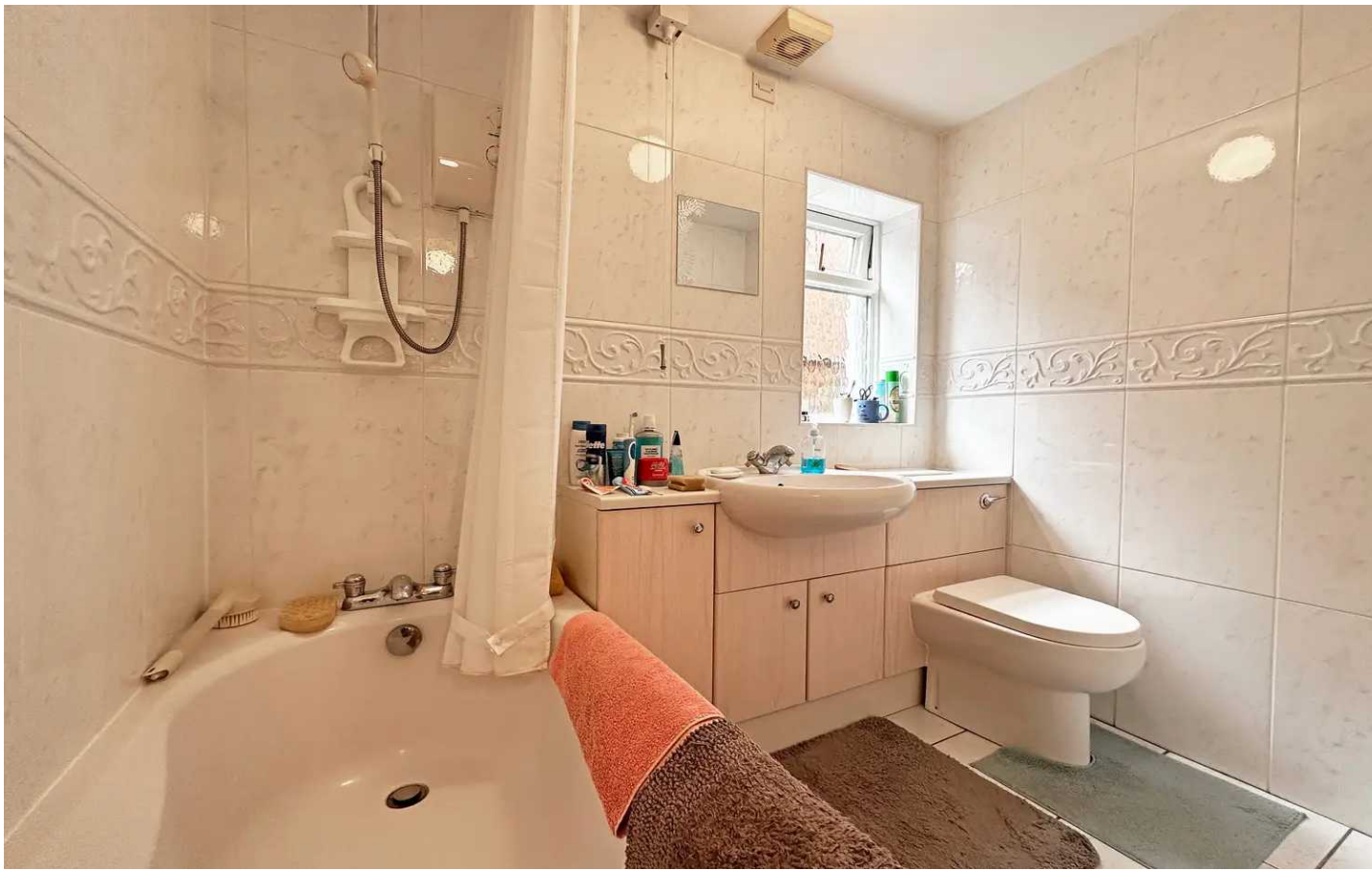


Outside the property enjoys a south facing rear garden which wraps around the side and rear of the property and is mainly laid with lawn, formal borders shrubs and trees with a full width paved patio area providing ample room for table and chairs and a pathway leading to the double garage. To view this most outstanding bungalow 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.





ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

17' 9" x 14' 5" (5.40m x 4.40m)

DINING ROOM

11' 4" x 10' 1" (3.45m x 3.08m)

CONSERVATORY

10' 0" x 8' 6" (3.05m x 2.60m)

BREAKFAST/KITCHEN

14' 9" x 11' 0" (4.50m x 3.35m)

BEDROOM ONE

17' 9" x 12' 8" (5.40m x 3.85m)

ENSUITE

15' 9" x 4' 5" (4.80m x 1.35m)

BEDROOM TWO

13' 11" x 9' 0" (4.25m x 2.75m)

ENSUITE

6' 9" x 3' 11" (2.05m x 1.20m)

BEDROOM THREE

13' 1" x 9' 10" (4.00m x 3.00m)

STUDY/BEDROOM FOUR

13' 1" x 9' 6" (4.00m x 2.90m)

BATHROOM

7' 5" x 15' 9" (2.25m x 4.80m)





OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

DETACHED DOUBLE GARAGE

18' 8" x 17' 3" (5.70m x 5.25m)

TOTAL SQUARE FOOTAGE

199.1 sq. m (2143 sq. ft) approx

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds and garden shed.

ADDITIONAL INFORMATION

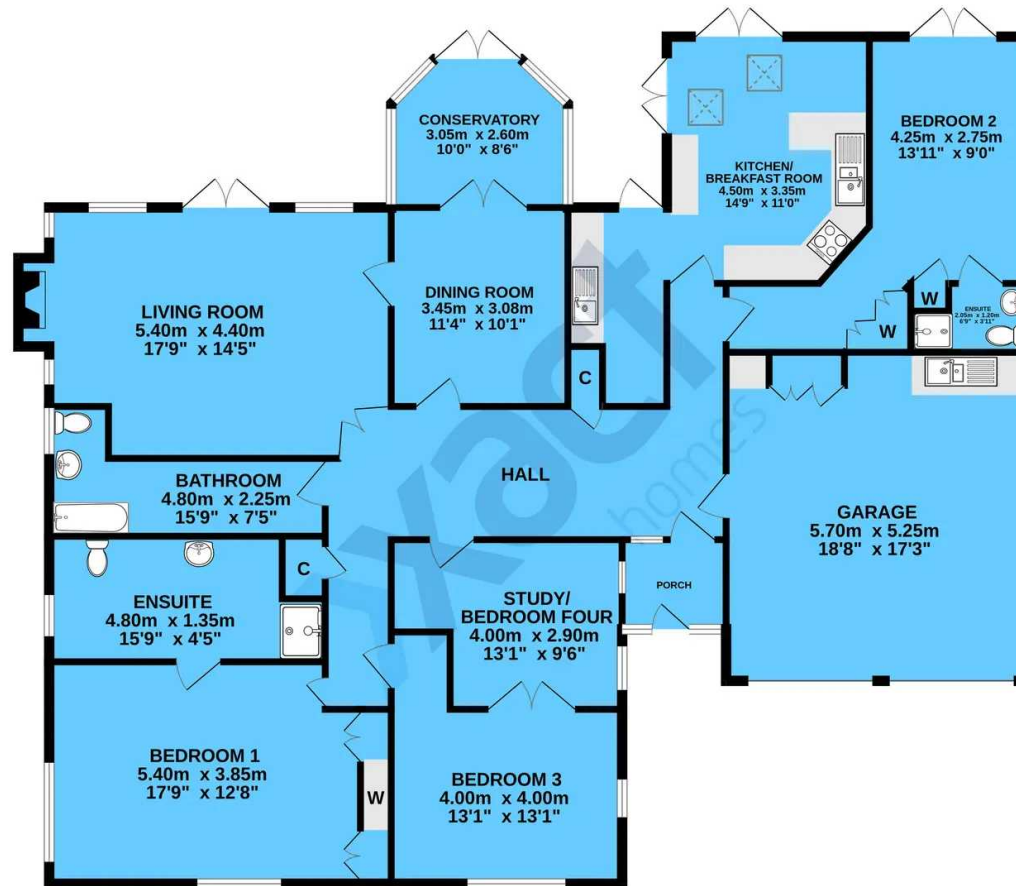
Services: water meter, main gas, electricity and mains sewer. Broadband: Utility Warehouse - Fibre Optic. Loft Space: boarded with ladder and lighting.

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
199.1 sq.m. (2143 sq.ft.) approx.



TOTAL FLOOR AREA : 199.1 sq.m. (2143 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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1632-1636 High Street, Knowle - B93 0JU

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

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