



St. Lawrence Close, Knowle

In Excess of £1,000,000





## PROPERTY OVERVIEW

This stunning six bedroom detached property set over three floors is offered to the market with the benefit of NO UPWARD CHAIN and the balance of a 10 year new-build guarantee. Located in the heart of Knowle this immaculately presented family home is within easy walking distance to all local amenities and schools and is set behind a wide tarmac driveway providing parking for multiple vehicles. Upon entering the property you are greeted by a spacious entrance hallway connecting all reception rooms including a superb open plan kitchen / diner with fully integrated appliances; magnificent central island with granite work surface; ample space of sofa seating or dining area; and two sets of bi-fold doors opening out to the rear garden. The remainder of the ground floor accommodation which has underfloor heating throughout is made up of a large living room overlooking the front of the property; a practical utility room; a downstairs toilet and guest cloakroom; and a single garage. The first floor is made up of four double bedrooms, two of which benefit from fitted wardrobes and luxury ensuites with all remaining bedrooms serviced via a family bathroom.



To the second floor are two double bedrooms one of which is serviced via a large ensuite shower room. Outside the property enjoys a beautifully landscaped rear garden with an expansive patio seating area accessed via a set of bi-fold doors. To view this stunning family home call Xact Homes today 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.

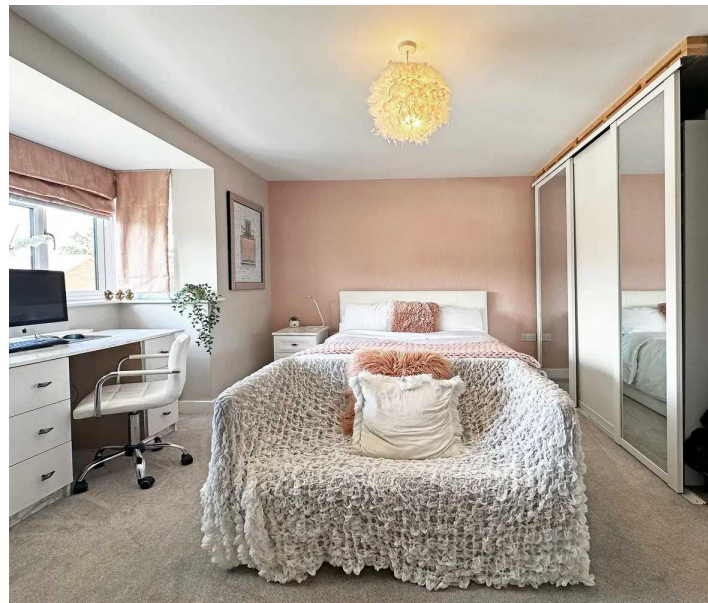




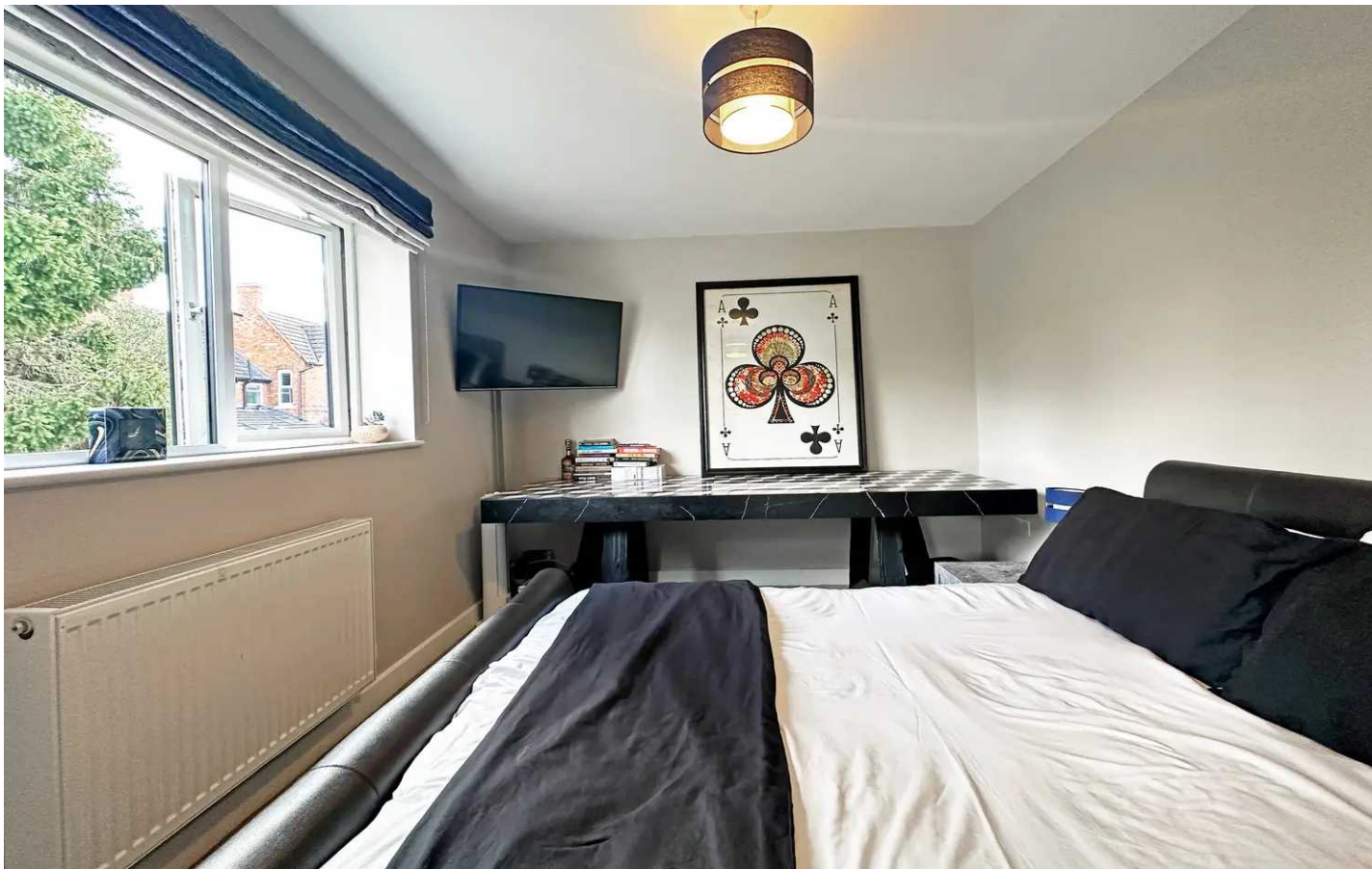
A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then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



- Six Bedroom Detached Property
- NO UPWARD CHAIN
- Built In 2018 With 10 Year New-Build Guarantee
- Located In The Heart Of Knowle
- Open Plan Kitchen / Diner
- Living Room
- Six Double Bedrooms
- Four Bathrooms
- Lawn Rear Garden



#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

#### **WC**

5' 1" x 7' 5" (1.55m x 2.25m)

#### **KITCHEN/DINER**

14' 7" x 33' 8" (4.45m x 10.25m)

#### **LIVING ROOM**

16' 5" x 16' 0" (5.00m x 4.88m)

#### **UTILITY**

5' 1" x 10' 10" (1.55m x 3.30m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 10" x 17' 9" (3.90m x 5.40m)

#### **ENSUITE**

5' 7" x 7' 9" (1.70m x 2.35m)

#### **BEDROOM TWO**

9' 2" x 16' 1" (2.80m x 4.90m)

#### **ENSUITE**

4' 7" x 7' 9" (1.40m x 2.35m)

#### **BEDROOM THREE**

9' 6" x 15' 11" (2.90m x 4.85m)

#### **BEDROOM FOUR**

11' 4" x 9' 10" (3.45m x 3.00m)

#### **BATHROOM**

6' 1" x 9' 10" (1.85m x 3.00m)





## **SECOND FLOOR**

### **BEDROOM FIVE**

13' 9" x 16' 1" (4.20m x 4.90m)

### **SHOWER ROOM**

6' 7" x 6' 9" (2.00m x 2.05m)

### **BEDROOM SIX**

13' 9" x 10' 10" (4.20m x 3.30m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 11" x 8' 10" (5.15m x 2.70m)

### **TOTAL SQUARE FOOTAGE**

256.2 sq.m (2758 sq.ft) approx.

## **EASTERLY FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated induction oven (x 2) combination one with steam, microwave and warming tray, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three, five and six, underfloor heating, garden shed, CCTV and electric garage door.

### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

In utility half fridge/freezer, wine cooler and granite worksurface.

### **ADDITIONAL INFORMATION**

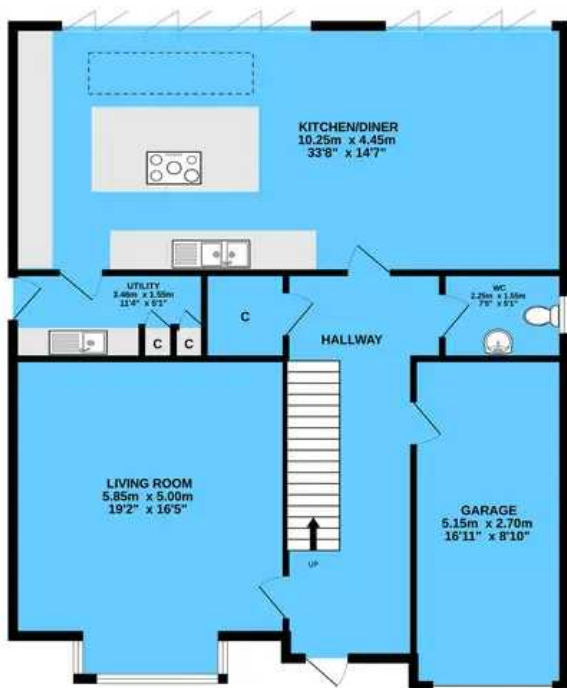
Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic.

### **MONEY LAUNDERING REGULATIONS**

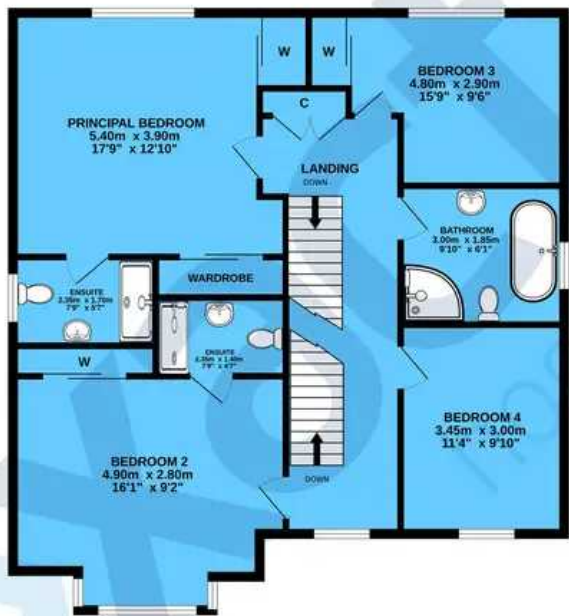
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



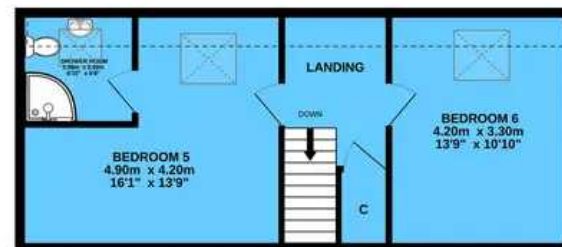
GROUND FLOOR  
115.2 sq.m. (1240 sq.ft.) approx.



1ST FLOOR  
98.7 sq.m. (1062 sq.ft.) approx.



2ND FLOOR  
42.4 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 256.2 sq.m. (2758 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.

Made with Metropix ©2023

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

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

