



Station Road, Knowle

Guide Price £1,350,000







This impressive five bedroom detached property which is immaculately presented throughout is perfectly positioned equidistant between Knowle and Dorridge within easy walking distance to all local amenities, Arden Academy and Dorridge Station. Set behind a wide graveled driveway providing parking for multiple vehicles the ground floor accommodation is accessed via an imposing entrance hallway connecting all reception rooms with a feature staircase. At the heart of the property is a stunning open plan kitchen/dining/family room with fully integrated appliances, a large central island, a set of bi-fold doors opening out to the rear garden and ample space for both a dining table and sofa seating. The remainder of the ground floor is made up of a spacious living room with a magnificent feature fire place; a home office offering versatility to be used as a cloakroom; practical utility with fitted units and gas hob which leads through to a single garage; and a downstairs toilet.







The first floor accommodation is made up of five double bedrooms, one of which is a large principal bedroom with a Juliet balcony overlooking the rear garden and a generously sized dressing room leading to a luxury en-suite. The remaining bedrooms consists of a large double with en-suite and walk through dressing room; two double bedrooms which are serviced via a Jack and Jill bathroom; and a large double with walk-in wardrobe serviced via a family bathroom. Outside the property enjoys a stunning low-maintenance rear garden which includes a large patio seating area, artificial lawn and spectacular garden room with two sets of bi-fold doors, fitted bar and ample space for seating. To view this stunning property 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

- Five Bedroom Detached Family Home
- Equidistant Between Knowle & Dorridge
- Walking Distance To Arden Academy & Dorridge Station





- Five Bedroom Detached Family Home
- Equidistant Between Knowle & Dorridge
- Walking Distance To Arden Academy & Dorridge Station
- Open Plan Kitchen / Diner
- Living Room
- Five Double Bedrooms
- Principal Bedroom With En-Suite & Dressing Room
- Family Bathroom
- Rear Garden With Large Garden Room







**ENTRANCE HALLWAY**  
22' 0" x 9' 7" (6.71m x 2.92m)

**KITCHEN/DINING/FAMILY ROOM**  
39' 2" x 16' 1" (11.95m x 4.90m)

**LIVING ROOM**  
17' 9" x 13' 11" (5.40m x 4.25m)

**OFFICE**  
13' 11" x 3' 11" (4.25m x 1.20m)

**WC**  
5' 7" x 3' 3" (1.70m x 1.00m)

**UTILITY**  
15' 7" x 5' 10" (4.76m x 1.77m)







## FIRST FLOOR

### PRINCIPAL BEDROOM

16' 5" x 15' 3" (5.00m x 4.65m)

### DRESSING ROOM

9' 2" x 7' 7" (2.80m x 2.30m)

### ENSUITE

7' 7" x 5' 5" (2.30m x 1.65m)

### BEDROOM TWO

14' 7" x 11' 6" (4.45m x 3.50m)

### DRESSING ROOM

2' 11" x 3' 8" (0.90m x 1.13m)

### ENSUITE

5' 0" x 8' 5" (1.52m x 2.56m)

### BEDROOM THREE

14' 5" x 14' 3" (4.40m x 4.35m)

### ENSUITE

9' 10" x 3' 9" (3.00m x 1.15m)

### BEDROOM FOUR

14' 3" x 11' 0" (4.35m x 3.35m)

### WALK IN WARDROBE

4' 2" x 4' 8" (1.28m x 1.42m)

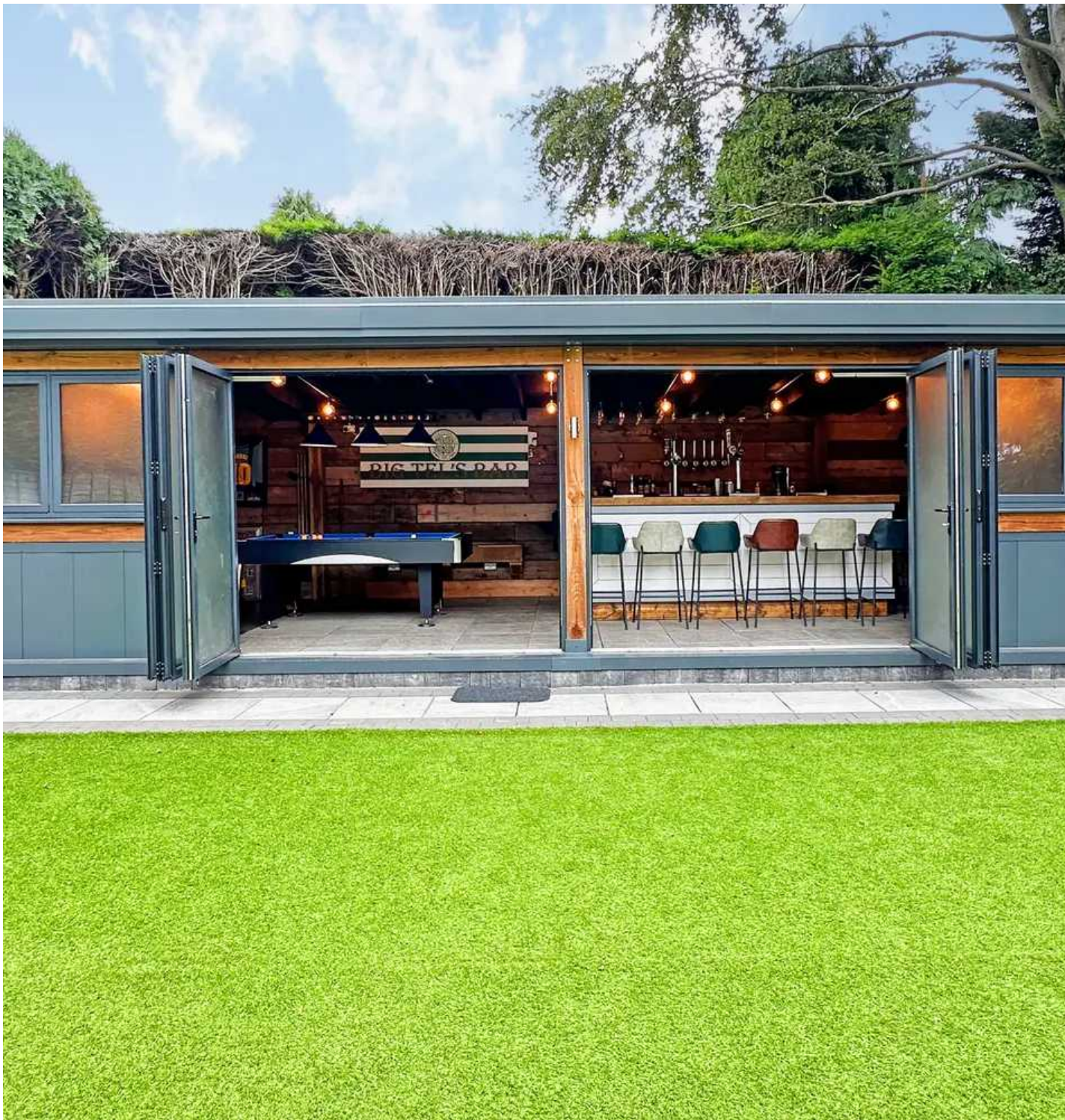
### BEDROOM FIVE

14' 3" x 8' 4" (4.35m x 2.55m)

### BATHROOM

9' 6" x 9' 4" (2.90m x 2.85m)





## **OUTSIDE THE PROPERTY**

### **WEST FACING GARDEN**

#### **GARAGE**

17' 7" x 10' 10" (5.35m x 3.30m)

#### **GARDEN ROOM**

11' 11" x 38' 6" (3.64m x 11.73m)

#### **TOTAL SQUARE FOOTAGE**

319 sq.m (3443 sq.ft) approx.

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

Siemens free standing cooker, Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens integrated fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, two and three, all light fittings, underfloor heating to the ground floor and landing area, CCTV and electric garage door.

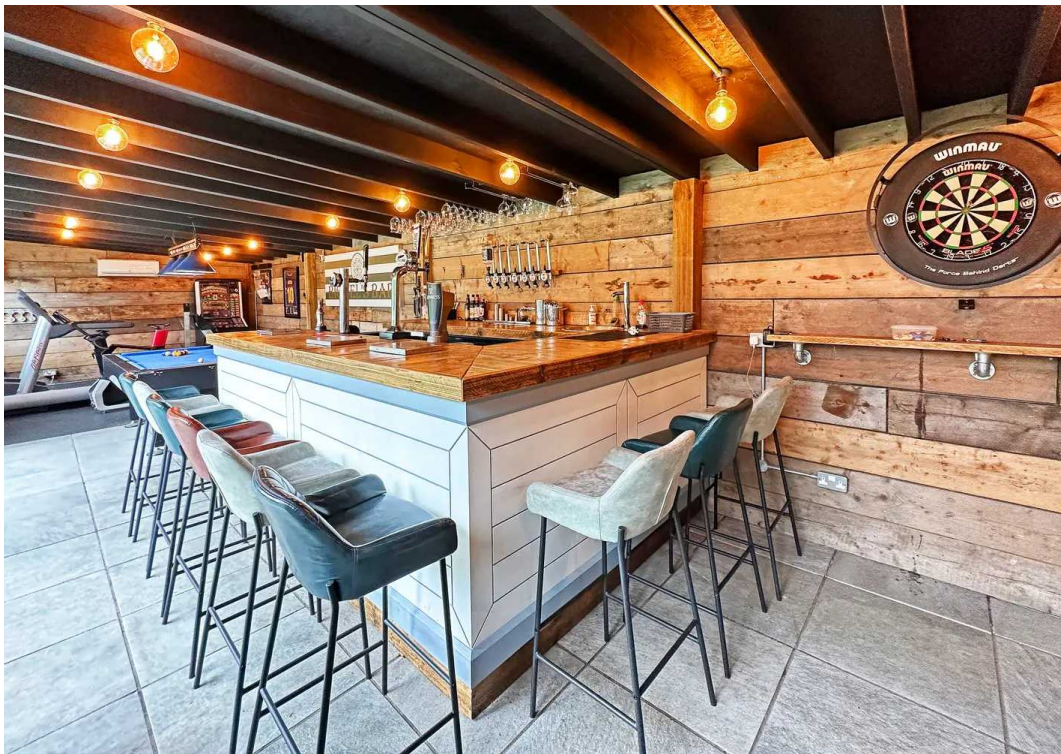
#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.  
Broadband: BT Fibre-Optic. Loft Space: boarded.

#### **MONEY LAUNDERING REGULATIONS**

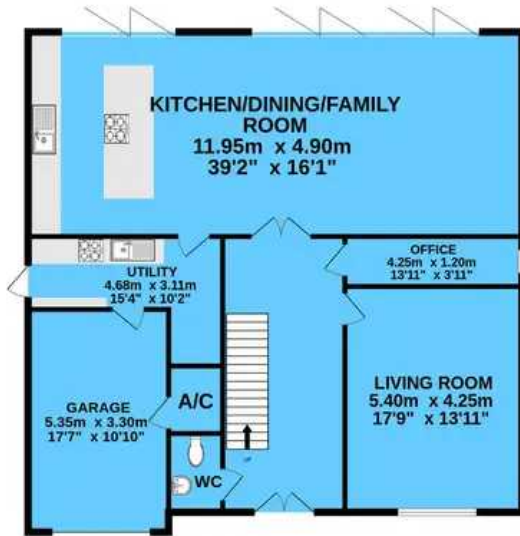
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



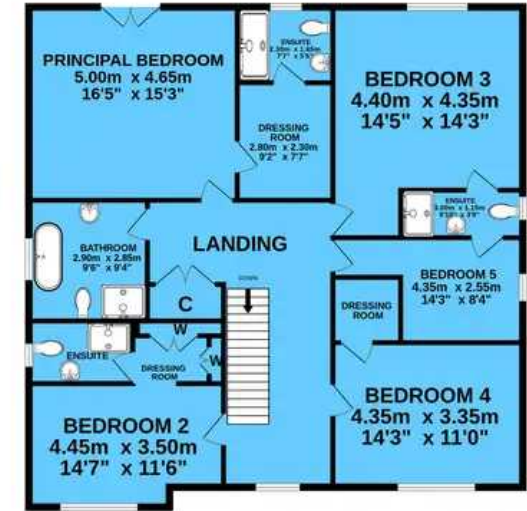




GROUND FLOOR  
181.3 sq.m. (1951 sq.ft.) approx.



1ST FLOOR  
138.6 sq.m. (1492 sq.ft.) approx.



TOTAL FLOOR AREA : 319.9 sq.m. (3443 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

