



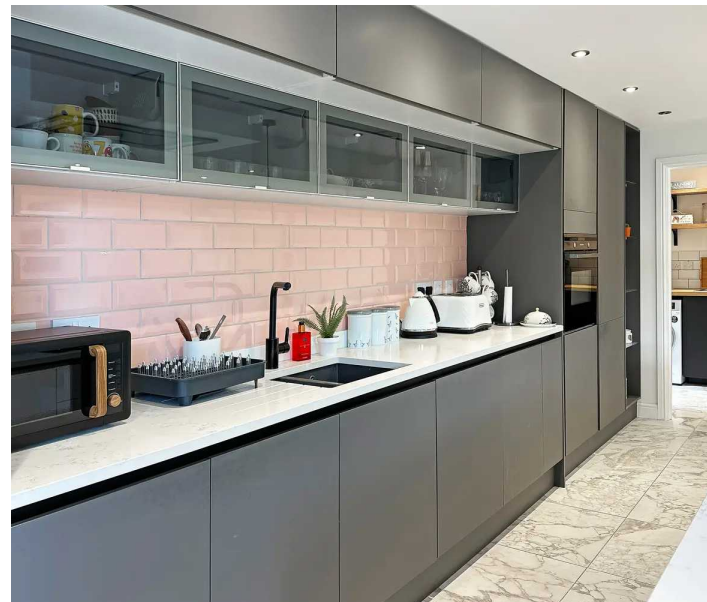
Trehern Close, Knowle

Guide Price £780,000



PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle is this significantly extended and absolutely stunning five bedroom detached property which truly deserves internal inspection to be fully appreciated. This superb family home is located within the catchment area for Arden Academy and is set back behind a tarmacadam driveway and benefits from a superb south aspect taking full advantage of the afternoon and evening sunshine. Access to the property is via a large entrance hallway with tiled underfloor heating throughout the ground floor. Situated off the hallway is a guest cloakroom/wc. The ground floor accommodation has been extended and remodelled to provide a magnificent open plan bespoke kitchen/diner and family room with double ovens, double fridge freezers on both sides of the kitchen and bi-fold doors to the rear garden. The living room is located to the front elevation. The property benefits from a Smart Controlled Central Heating System that can be accessed via mobile phone. The utility area is accessed through the kitchen/diner room.





To the first floor are five double bedrooms with the principal bedroom affording a luxury en-suite facility. Second bedroom also accommodates a luxury ensuite and the three remaining bedrooms are serviced via the large family bathroom which includes a free standing bath. Outside the property benefits from a landscaped garden which is mainly laid with lawn, full width paved patio and a private southerly aspect. To view this outstanding family home please contact Xact Homes on 01564 777284.



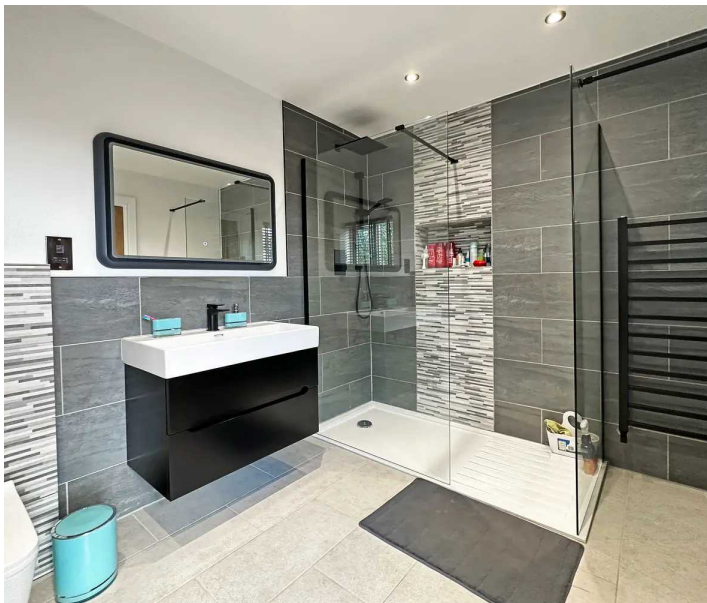


PROPERTY LOCATION

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: F

Tenure: Freehold





- Stunning Five Bedroom Detached
- Located Within A Quiet Cul-De-Sac Of Knowle
- Within Arden Academy Catchment Area
- Open Plan Kitchen / Dining & Family Room
- Two Reception Rooms
- Three Bathrooms
- South Facing Rear Garden
- Superb Family Home





ENTRANCE HALLWAY

GUEST CLOAKROOM

7' 9" x 3' 3" (2.35m x 1.00m)

UTILITY ROOM

7' 9" x 6' 5" (2.35m x 1.95m)

LIVING ROOM

12' 4" x 17' 1" (3.75m x 5.20m)

KITCHEN/DINER

29' 6" x 21' 6" (8.98m x 6.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 6" x 11' 2" (3.20m x 3.40m)

ENSUITE

7' 9" x 10' 6" (2.35m x 3.20m)

BEDROOM TWO

7' 9" x 15' 9" (2.35m x 4.80m)

ENSUITE

7' 9" x 2' 11" (2.35m x 0.89m)

BEDROOM THREE

12' 4" x 13' 10" (3.75m x 4.21m)

BEDROOM FOUR

10' 0" x 11' 2" (3.05m x 3.40m)

BEDROOM FIVE

8' 2" x 12' 6" (2.50m x 3.80m)





OUTSIDE THE PROPERTY

GARAGE/STORAGE

7' 9" x 6' 11" (2.35m x 2.10m)

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, 2x fridge freezers, dishwasher, all carpets, all blinds, all light fittings, underfloor heating and garden shed

ADDITIONAL INFORMATION

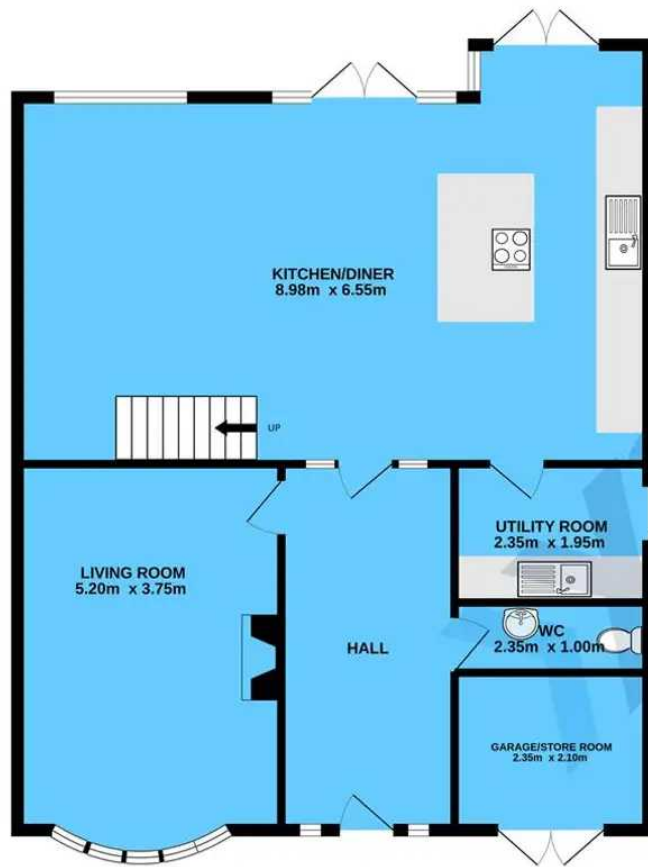
Services - Water meter, main gas, electricity and underfloor heating. Broadband - Virgin Fibre-Optic. Loft Space - With ladder.

MONEY LAUNDERING REGULATIONS

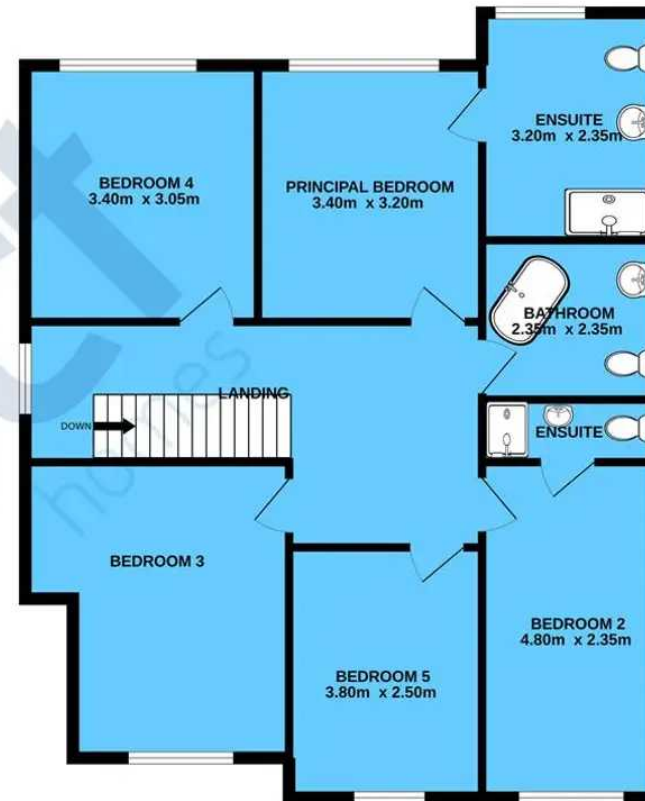
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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SALES & LETTINGS

