



Fletcher Grove, Knowle

Guide Price £695,000



PROPERTY OVERVIEW

Introducing this exceptional four bedroom detached house, situated on a quiet and highly sought after road in the desirable location of Knowle. Standing prominently on its plot, this property offers not only a comfortable and spacious living environment but also a convenient retreat from the hustle and bustle of every-day life.

Approaching the property, you are welcomed by a wide driveway, providing ample parking space, along with a single garage for additional convenience. The ground floor is thoughtfully laid out, encompassing a large sitting room, perfect for relaxation and entertaining, a dining room with an attached conservatory, allowing for an abundance of natural light to flood the space. The fitted kitchen boasts ample work space, catering to all your culinary needs. Offering versatility, the study can easily be transformed into a family room or a private office, depending on your requirements. Completing the ground floor is a utility room equipped with fitted units, adding to the practicality of the space.



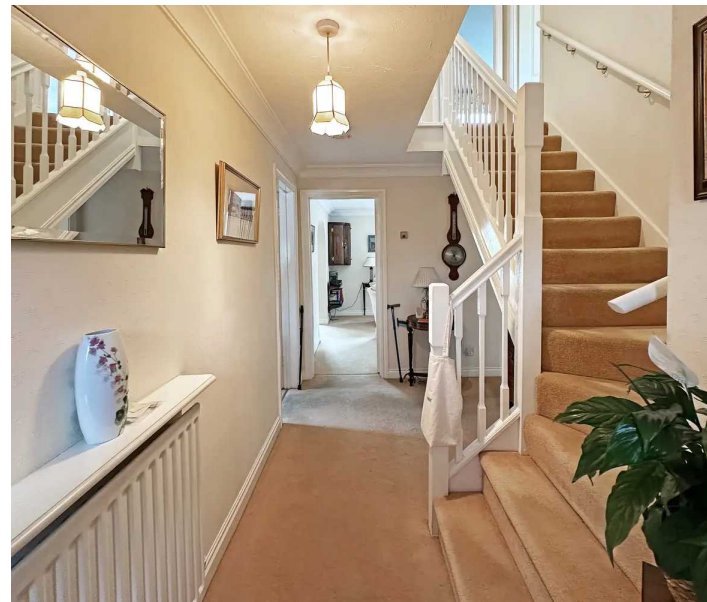


Ascending to the first floor, you will find the principal bedroom featuring fitted wardrobes and an ensuite bathroom, providing a private sanctuary. Three additional spacious bedrooms and a family bathroom complete the accommodation on this level.

Outside, the property benefits from a lawn rear garden, offering a tranquil setting to unwind and relax. Overall, this property presents a fantastic opportunity to own a stunning family home in a sought-after location, and early viewing is highly recommended.

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.

Tenure: Freehold

- Four Bedroom Detached Property
- Highly Sought After & Quiet Road In Knowle
- Fitted Kitchen
- Versatile Home Study
- Single Garage & Utility
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Wide Driveway Providing Parking For Multiple Vehicles
- Sitting Room





ENTRANCE HALL

WC

SITTING ROOM

16' 4" x 12' 7" (4.99m x 3.83m)

DINING ROOM

10' 8" x 8' 6" (3.24m x 2.58m)

CONSERVATORY

11' 8" x 9' 11" (3.55m x 3.02m)

KITCHEN

14' 2" x 8' 6" (4.31m x 2.58m)

STUDY

16' 6" x 7' 9" (5.04m x 2.36m)

UTILITY ROOM

10' 9" x 7' 4" (3.28m x 2.24m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 10" x 11' 5" (4.22m x 3.49m)

ENSUITE

5' 10" x 5' 7" (1.79m x 1.69m)

BEDROOM TWO

11' 5" x 11' 3" (3.49m x 3.44m)

BEDROOM THREE

13' 8" x 8' 2" (4.16m x 2.49m)

BEDROOM FOUR

8' 10" x 7' 10" (2.68m x 2.38m)

BATHROOM

7' 9" x 5' 8" (2.35m x 1.73m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 162.9 sq.m. = 1753 sq.ft. approx.

OUTSIDE THE PROPERTY**LAWN REAR GARDEN****SINGLE GARAGE**

18' 6" x 7' 10" (5.64m x 2.38m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains and all light fittings.

ITEMS INCLUDED IN SALE (TBC)

Freezer, fridge freezer, dishwasher, washing machine and tumble dryer.

ADDITIONAL INFORMATION

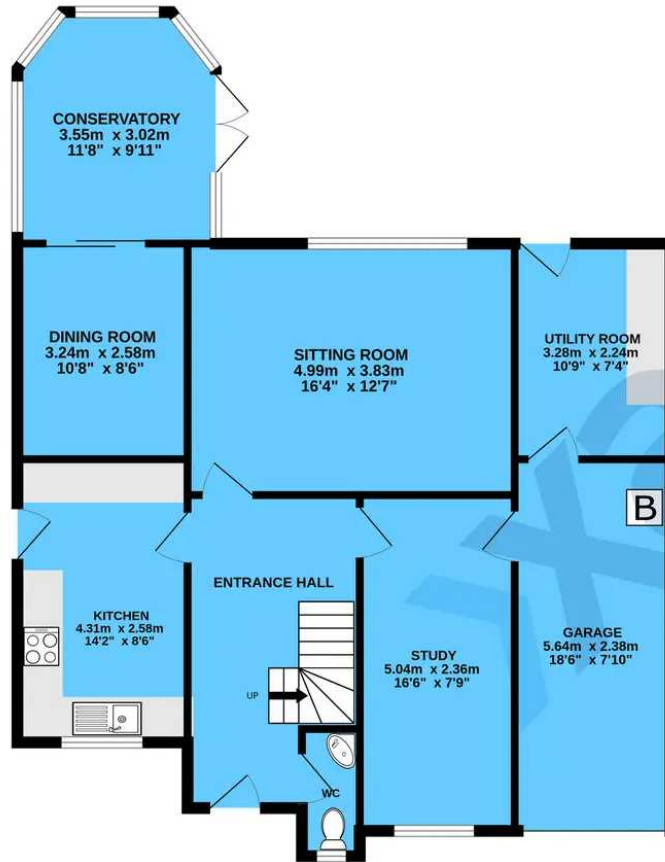
Services - mains gas, electricity and mains sewers.
Loft space - with ladder.

MONEY LAUNDERING REGULATIONS

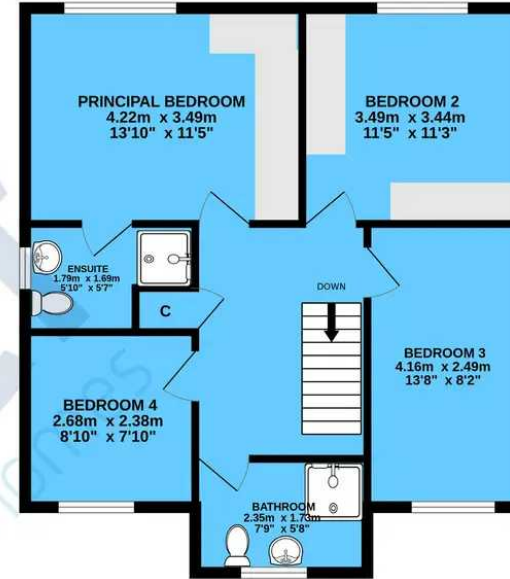
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
99.4 sq.m. (1070 sq.ft.) approx.



1ST FLOOR
63.5 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA : 162.9 sq.m. (1753 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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