



# Victoria House, Grove Road, Knowle

Guide Price £750,000





## PROPERTY OVERVIEW

Introducing an exceptional opportunity to own a luxurious and spacious three double bedroom apartment situated in an enviable location equidistant between the picturesque villages of Knowle and Dorridge. This second-floor apartment boasts lift access, a large double tandem garage and offers outstanding views overlooking the prestigious Knowle and Dorridge Cricket Club. Incumbent buyers will also be pleased to know that this property owns a share of the freehold within the overall development.

You enter this remarkable property via the entrance hallway which affords a useful airing cupboard, double cloaks cupboard and guest WC. The entrance hallway provides access into two large reception rooms one of which is a magnificent triple aspect living providing a spacious and versatile area for relaxation. The abundance of natural light flooding through the windows creates an bright and airy space for relaxing and additionally access to the balcony via french doors. The separate dining also provides ample space for dining table and chairs and a superb space for entertaining or versatility to be used as a further sitting room.





The breakfast kitchen is a testament to style of the apartment, boasting granite work surfaces, a range of fitted alliances, and further access to a delightful balcony where you can enjoy a morning coffee or dine alfresco. A particular feature of this unique apartment is the spacious double bedrooms two of which have large luxury ensure facilities updated by the present owners. The principal bedroom affords extensive fitted wardrobes and a superb ensuite with separate bath and shower. The third bedroom offers fantastic versatility to be used as an office / study as required. A large double tandem garage is included with this property, providing secure parking and also ample storage space, extremely rare for apartments in the area. In addition, communal gardens are located to the rear of the property which offers extensive lawned and seating areas to unwind or enjoy a barbecue.



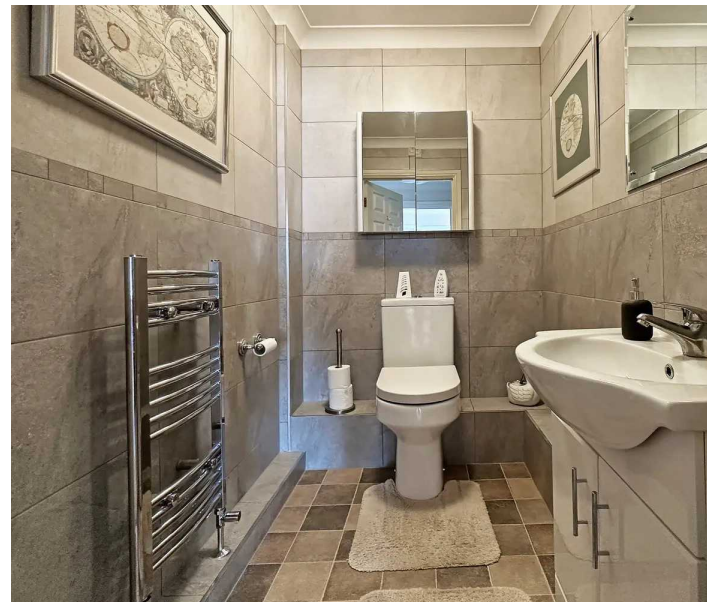
Convenience is at the forefront, as this property is within walking distance to Dorridge Station, granting effortless access to major transport links. Furthermore, all local amenities, including shops, restaurants, and leisure facilities, can be found just a short stroll away.

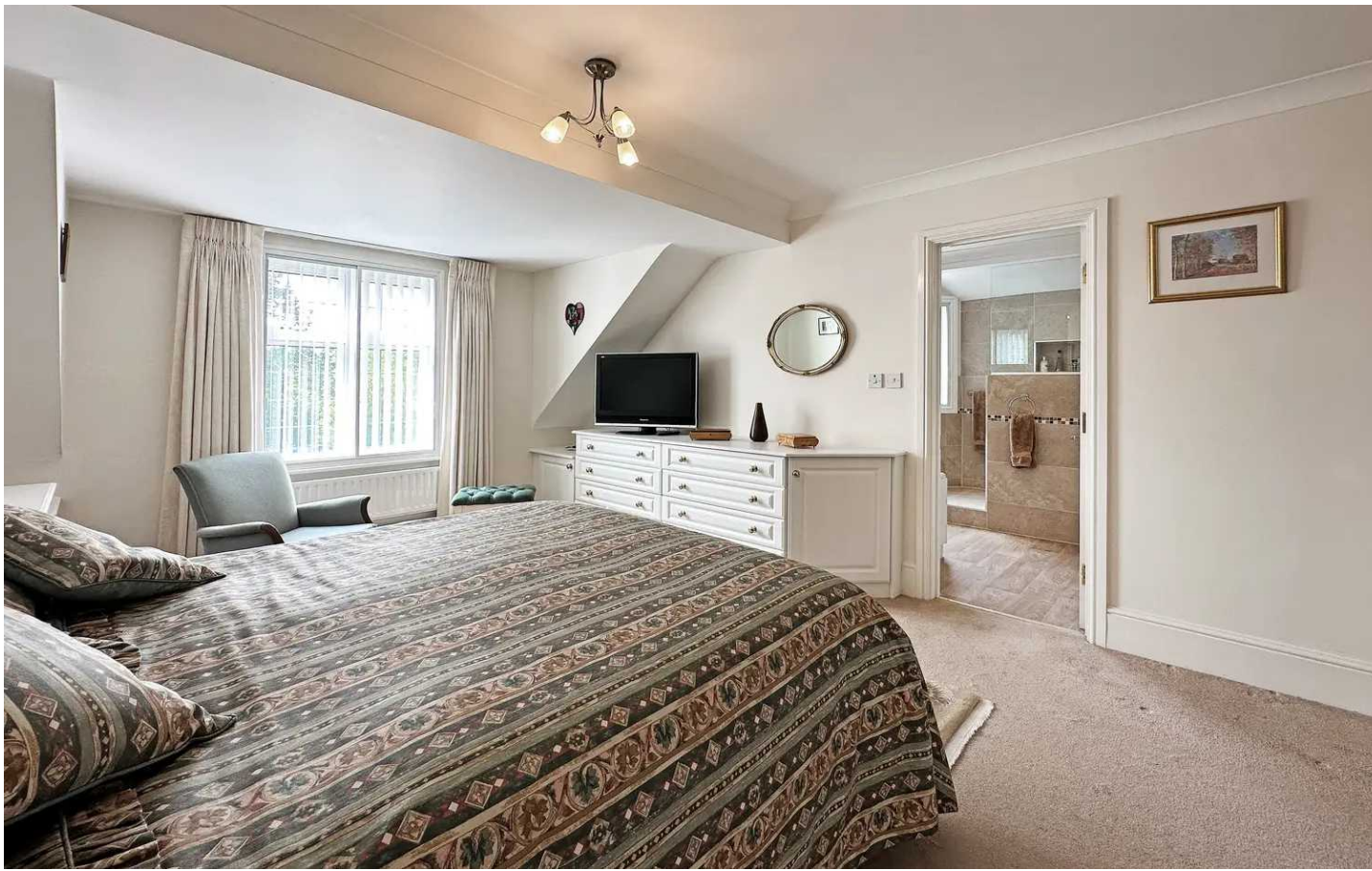


With its fantastic location, exceptional features, and immaculate presentation, this apartment offers an unparalleled opportunity to indulge in luxurious living. Don't miss out on the chance to make this stunning property your own. Contact Xact Homes on 01564 777284 to arrange a viewing and see the exceptional quality and style for yourself.

#### 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: Share of Freehold

- Extremely Rare Opportunity To Purchase An Outstanding Apartment
- Absolute Stunning Throughout And Must be Seen
- Double Tandem Garage & Communal Gardens
- Share Of the Freehold
- Outstanding Views to Knowle & Dorridge Cricket Club Via Balcony Off Kitchen & Living Room
- Three Double Bedrooms & Two Luxury Ensuite
- Walking Distance To Dorridge Village & Station
- Two Large Reception Rooms Including Tripe Aspect Living Room





**ENTRANCE HALLWAY**  
31' 7" x 7' 6" (9.62m x 2.28m)

**DOUBLE CLOAKROOM**

**GUEST WC**

**LIVING ROOM**  
21' 9" x 16' 0" (6.64m x 4.88m)

**DINING AREA**  
14' 4" x 10' 5" (4.36m x 3.18m)

**BREAKFAST/KITCHEN**  
14' 3" x 12' 0" (4.35m x 3.66m)

**BALCONY**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**  
15' 10" x 12' 3" (4.83m x 3.73m)

**ENSUITE**  
8' 6" x 8' 6" (2.60m x 2.59m)

**BEDROOM TWO**  
13' 6" x 12' 2" (4.11m x 3.71m)

**ENSUITE**  
8' 8" x 7' 1" (2.65m x 2.15m)

**BEDROOM THREE/STUDY**  
11' 0" x 10' 10" (3.36m x 3.31m)

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**DOUBLE TANDEM GARAGE**  
36' 1" x 9' 8" (11.00m x 2.94m)





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

AEG integrated oven, AEG integrated induction hob, AEG extractor, Samsung fridge freezer, Indesit dishwasher, Hotpoint washing machine, all carpets, all blinds, fitted wardrobes in bedrooms one and three, all light fittings and electric garage door.

#### **ADDITIONAL INFORMATION**

Services: main gas, electricity and mains sewers.

Broadband: EE. Service Charge: £3500 pa

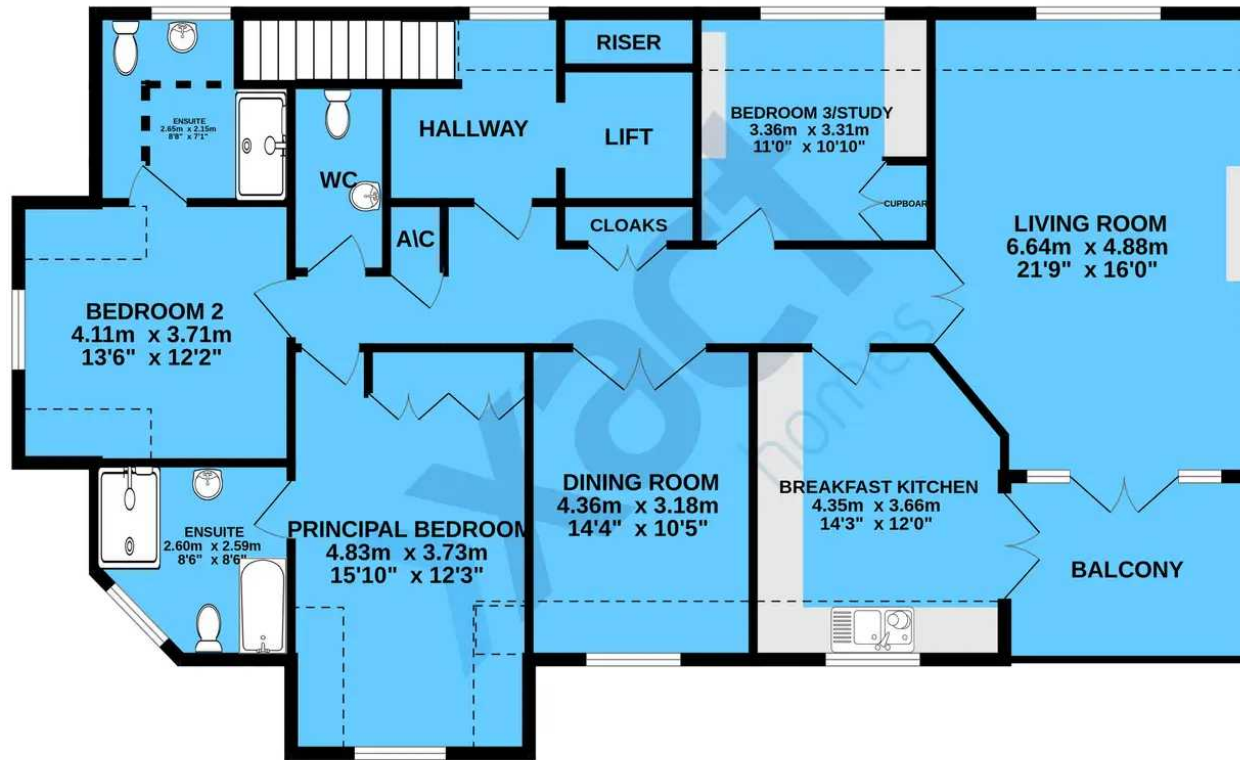
#### **MONEY LAUNDERING REGULATIONS**

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



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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## Xact Homes

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