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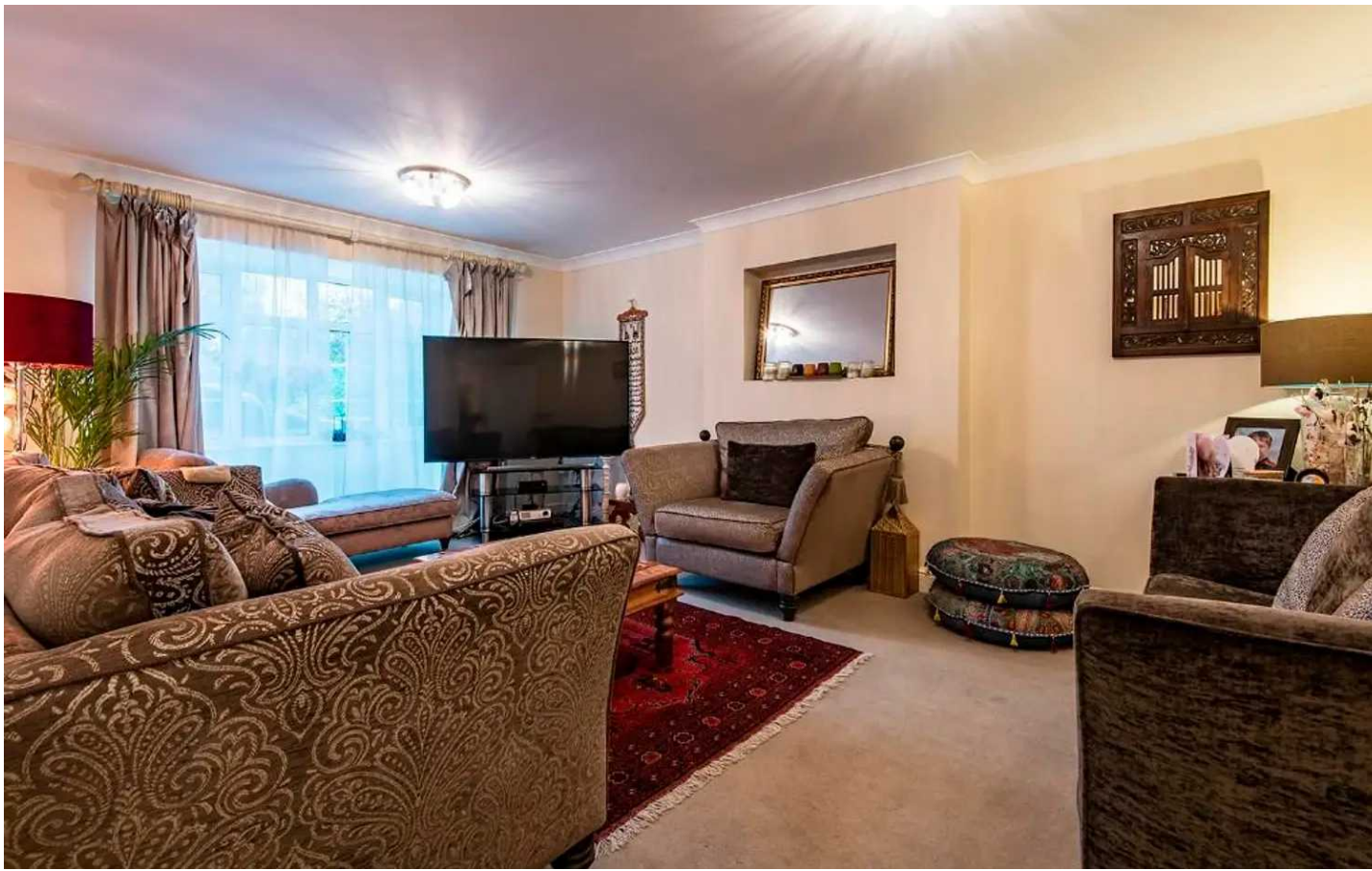


0844 80 999 80
www.nacs.com

Tilehouse Green Lane, Knowle

Guide Price £859,950





PROPERTY OVERVIEW

Built new in 2005 by an award winning developer is this large five bedroom detached property located on a corner plot and set over three floors providing outstanding family accommodation. Set behind a large tarmac driveway leading to a single garage, the property is accessed via a spacious entrance hallway with all ground floor accommodation benefitting from underfloor heating. The ground floor accommodation includes a living room, family room, study and an open plan kitchen / dining room fitted with a range of base wall and drawer units with separate utility. To the first floor are four bedrooms and two ensuite facilities plus a separate family bathroom. Wardrobes are fitted to all bedrooms. The second floor provides a generous separate suite, ideal for use as the principal bedroom, with bathroom, built in wardrobes / dressing area and separate store cupboard. There is a single garage and the front driveway offers generous space for multiple vehicles. The rear garden offers ample space for family entertaining with an open corner outlook. No upward chain and minutes from Knowle High Street, Junction 5 of the M42 and just over 10 minutes to Birmingham International Railway Station and Airport. Call Xact Homes on 01564 777284 for your private viewing.

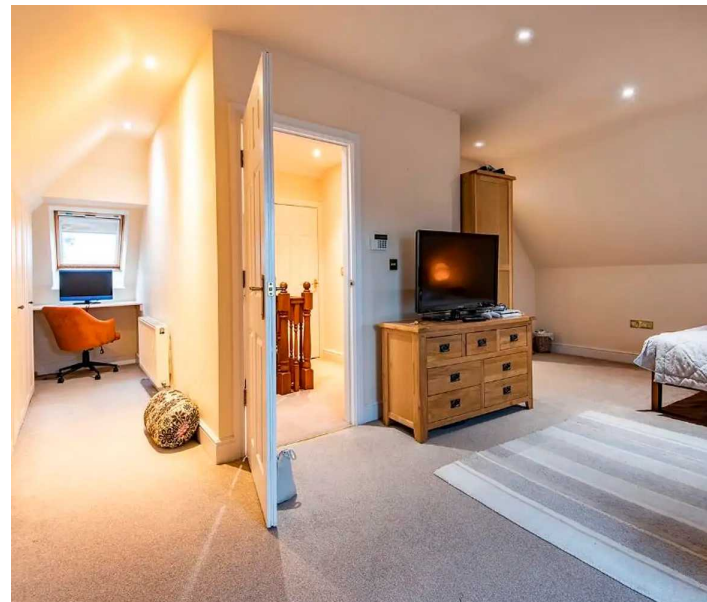


PROPERTY LOCATION

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





- NO UPWARD CHAIN
- Modern Detached Five Bedroom Property
- Five Bedrooms
- Master Suite with Dressing Area & En-Suite
- Built Over Three Floors
- Open Plan Kitchen/Family Room
- Guest Cloakroom
- Study

PORCH

ENTRANCE HALL

LIVING ROOM

19' 0" x 13' 0" (5.79m x 3.96m)

DINING ROOM

12' 6" x 10' 4" (3.81m x 3.15m)

STUDY

11' 6" x 9' 2" (3.51m x 2.79m)

BREAKFAST/KITCHEN

21' 2" x 11' 2" (6.45m x 3.40m)

UTILITY ROOM

WC

FIRST FLOOR

BEDROOM TWO

13' 11" x 12' 1" (4.24m x 3.68m)

ENSUITE

BEDROOM THREE

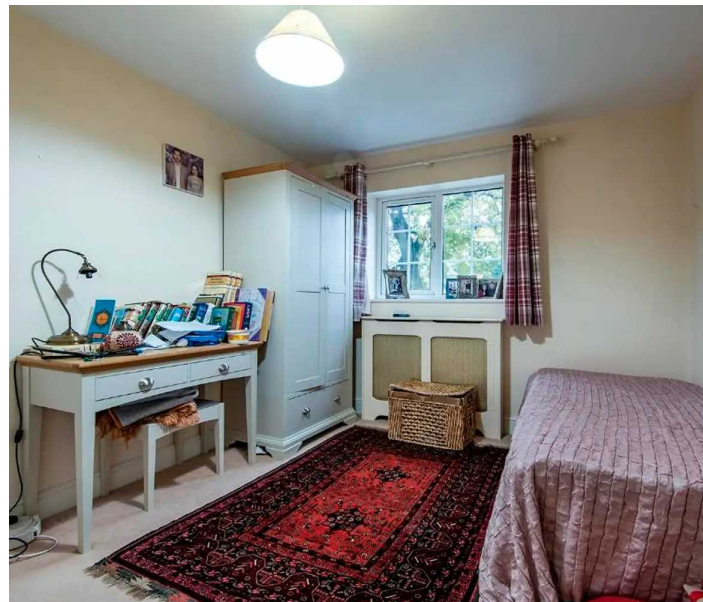
13' 5" x 13' 1" (4.09m x 3.99m)

ENSUITE

7' 3" x 6' 3" (2.20m x 1.91m)

BEDROOM FOUR

15' 1" x 9' 8" (4.60m x 2.95m)



**BEDROOM FIVE**

13' 3" x 9' 8" (4.03m x 2.95m)

BATHROOM

7' 9" x 5' 11" (2.35m x 1.81m)

SECOND FLOOR**PRINCIPAL BEDROOM**

23' 7" x 22' 0" (7.19m x 6.71m)

ENSUITE

9' 0" x 8' 11" (2.74m x 2.72m)

OUTSIDE THE PROPERTY**INTEGRAL GARAGE**

19' 5" x 9' 3" (5.91m x 2.82m)

EAST FACING GARDEN**TOTAL SQUARE FOOTAGE**

254.1 sq.m (2735 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, underfloor heating and electric garage door.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

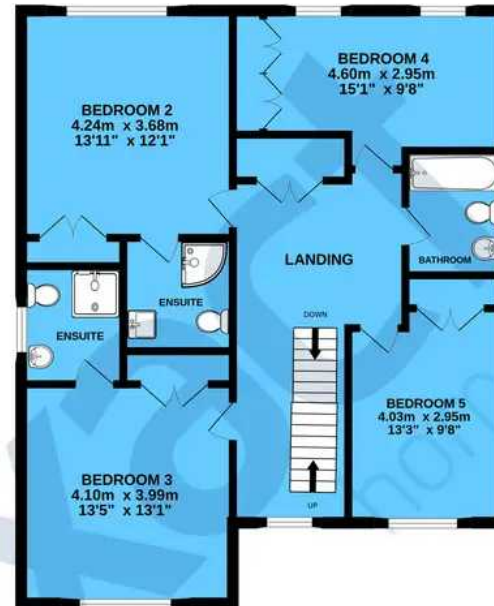
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



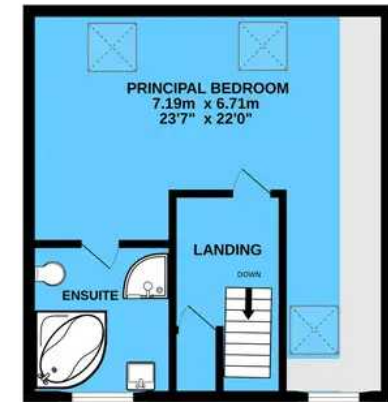
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 254.1 sq.m. (2735 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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