



Smiths Lane, Knowle

Guide Price £1,100,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Introducing this stunning four bedroom semi-detached property, an exquisite blend of character and contemporary elegance, perfectly situated to take advantage of its exceptional rural views. Expertly restored to the highest specification by renowned bespoke house builder, Calm Homes, this home is sure to captivate the most discerning of buyers.

Spread across three floors, this impeccable residence begins with a welcoming entrance hallway, leading into a large open plan kitchen, boasting ample work surfaces, a convenient bar area, and an original Aga, adding a touch of timeless class. The adjacent orangery offers endless possibilities, serving as a delightful dining room or an additional family room, complete with a study or home office attached.



The splendour continues on the ground floor with a cosy sitting room, featuring a striking log burner, providing a perfect haven for relaxation and warmth during those colder evenings. Upstairs, on the first floor, three generously sized double bedrooms, one of which benefits from a luxurious en-suite, while the remaining bedrooms are catered to by a stylish family bathroom.



On the second floor, you'll discover a principal bedroom boasting breathtaking rural views, as well as a resplendent en-suite and fitted wardrobes, providing an oasis of tranquillity and refinement.

Beyond the interior, the property boasts a delightful rear lawn garden, allowing for seamless outdoor living, while an expansive patio seating area beckons al fresco gatherings and sun-drenched moments of relaxation. Don't miss the opportunity to own a truly premium property that effortlessly blends serene countryside living with modern luxury.

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.



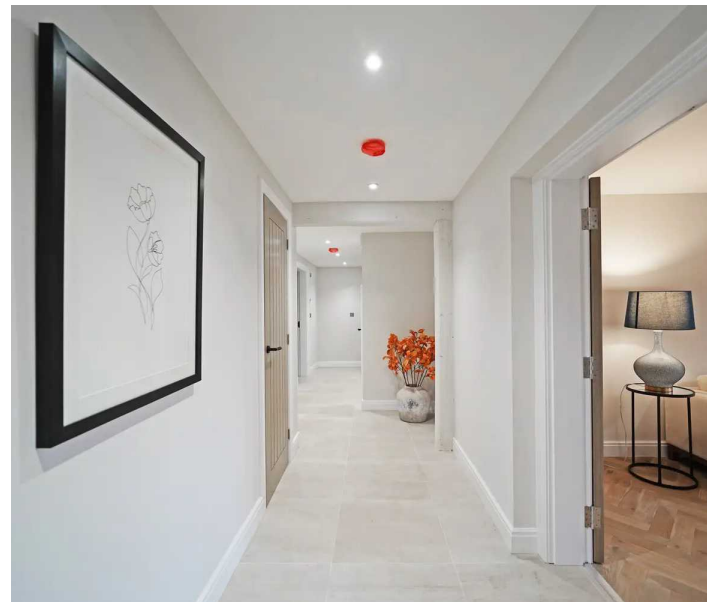


A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then 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: E

Tenure: Freehold

- Four Bedroom Semi-Detached Property
- Tastefully Restored By Calm Homes
- Excellent Rural Views
- High Specification
- Open Plan Kitchen & Orangery
- Set Over Three Floors
- Study / Home Office
- Lawn Rear Garden
- Abundance Of Character





ENTRANCE HALLWAY

WC

7' 0" x 4' 2" (2.13m x 1.26m)

KITCHEN

22' 0" x 14' 5" (6.70m x 4.40m)

ORANGERY

19' 8" x 13' 1" (6.00m x 4.00m)

STUDY/HOME OFFICE

12' 6" x 5' 11" (3.80m x 1.80m)

SITTING ROOM

16' 5" x 14' 6" (5.00m x 4.43m)

UTILITY ROOM

10' 3" x 6' 4" (3.12m x 1.93m)

FIRST FLOOR

BEDROOM TWO

14' 11" x 13' 3" (4.55m x 4.05m)

BEDROOM THREE

14' 9" x 10' 10" (4.50m x 3.30m)

EN-SUITE

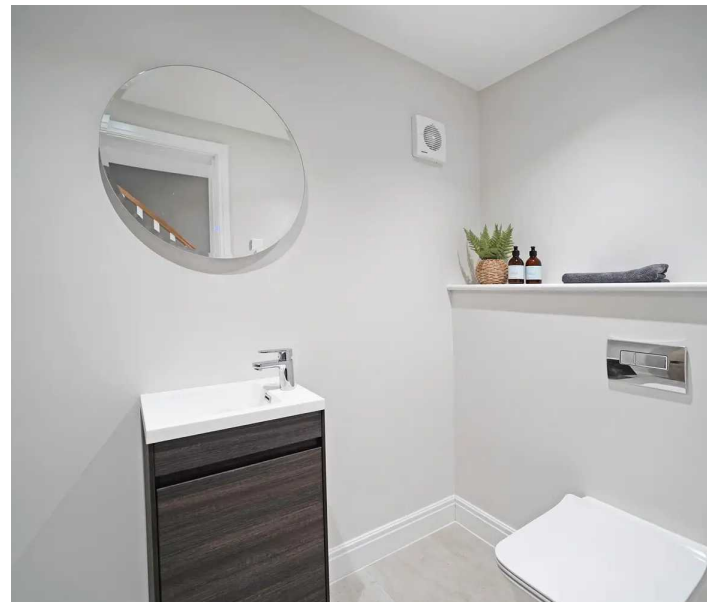
8' 4" x 4' 3" (2.54m x 1.29m)

BEDROOM FOUR

14' 9" x 10' 2" (4.50m x 3.10m)

BATHROOM

14' 9" x 10' 2" (4.50m x 3.10m)





SECOND FLOOR

PRINCIPAL BEDROOM

17' 9" x 14' 5" (5.40m x 4.39m)

EN-SUITE

6' 10" x 6' 2" (2.09m x 1.89m)

TOTAL SQUARE FOOTAGE

Total floor area: 220.0 sq.m. = 2368 sq.ft. approx.

OUTSIDE THE PROPERTY

REAR LAWN GARDEN

ITEMS INCLUDED IN SALE

Siemens integrated oven, integrated hob, extractor, microwave, Hotpoint fridge, Hotpoint freezer, Siemens dishwasher, all carpets, fitted wardrobes in all bedrooms and underfloor heating.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Service charge - £900.00 (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



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 220.0 sq.m. (2368 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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