



Browns Lane, Knowle

Guide Price **£650,000**





PROPERTY OVERVIEW

Introducing this exceptional four bedroom detached property, positioned on a highly sought after road, perfectly designed to provide a beautiful family home.

Approached via a wide driveway, the property welcomes you into a bright and spacious entrance hallway, creating a lasting first impression. At the heart of the home, the large open plan kitchen/diner boasts fully integrated appliances, offering a seamless cooking and dining experience. With an abundance of natural light throughout and excellent views of the rear garden, this space is truly the heart of the home.

The property further comprises a generous living room with a feature fireplace and bay window, providing a relaxing space that overlooks the front of the property. Additionally, a versatile playroom offers the opportunity to be used as a home office for those seeking a convenient work-from-home solution. The practical utility room and downstairs toilet complete the ground floor accommodation.



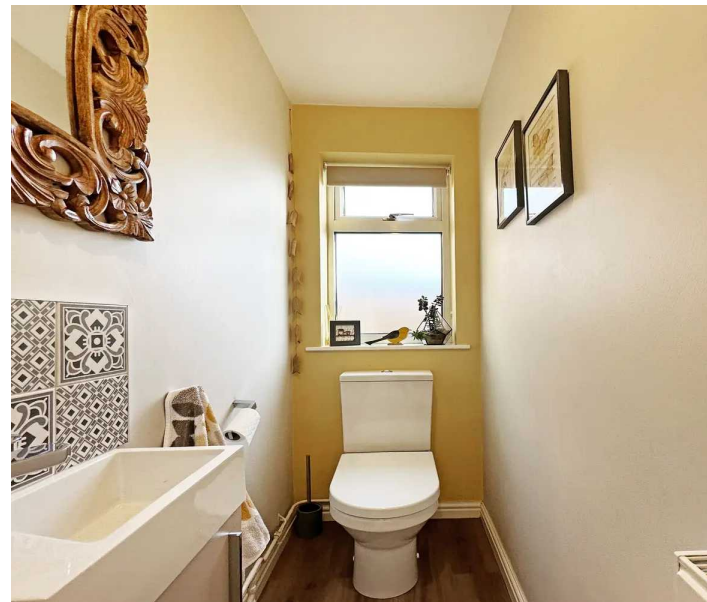


Ascending the staircase, the first floor unveils four well-appointed bedrooms, including a spacious principal bedroom, complete with fitted wardrobes. All bedrooms are serviced by a family bathroom, ensuring comfort and convenience for both residents and guests alike.

Stepping outside, the property benefits from a south facing rear garden, comprising a mainly lawned area, this space is accompanied by an expansive patio seating area and a covered seating area, providing the perfect backdrop for al fresco dining or simply enjoying the tranquillity of the surroundings. The property benefits further from a single garage providing ample storage space and additional parking.

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 Detached Property
- Set On A Highly Sought After Road
- Open Plan Kitchen / Diner
- Living Room
- Playroom / Home Office
- Practical Utility Room
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- South Facing Rear Garden



ENTRANCE HALLWAY

KITCHEN

13' 6" x 8' 1" (4.12m x 2.46m)

DINER

11' 7" x 8' 7" (3.54m x 2.62m)

LIVING ROOM

16' 2" x 11' 10" (4.94m x 3.60m)

PLAYROOM

7' 5" x 7' 2" (2.25m x 2.19m)

UTILITY ROOM

8' 2" x 7' 7" (2.48m x 2.32m)

WC

7' 9" x 2' 9" (2.36m x 0.84m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 1" x 9' 4" (3.68m x 2.84m)

BEDROOM TWO

10' 10" x 10' 6" (3.29m x 3.20m)

BEDROOM THREE

9' 6" x 7' 0" (2.90m x 2.14m)

BEDROOM FOUR

8' 10" x 8' 7" (2.69m x 2.62m)

BATHROOM

7' 5" x 5' 5" (2.25m x 1.64m)

TOTAL SQUARE FOOTAGE

Total floor area: 115.0 sq.m. = 1238 sq.ft. approx.





OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

SINGLE GARAGE

13' 0" x 8' 3" (3.95m x 2.52m)

ITEMS INCLUDED IN SALE

John Lewis integrated oven, Neff integrated hob, extractor, Bosch dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one, some light fittings and a garden shed.

ADDITIONAL INFORMATION

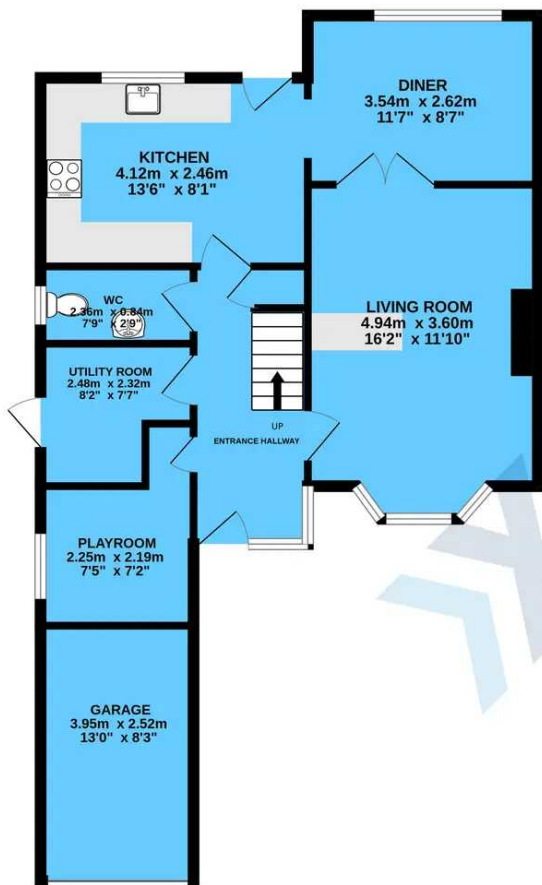
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with lighting.

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



TOTAL FLOOR AREA : 115.0 sq.m. (1238 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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