



Darley Green Road, Knowle

Guide Price £1,195,000





## PROPERTY OVERVIEW

An outstanding new contemporary property built by Damson Homes. This four bedroom detached 'New Build', is located close to Dorridge town centre with the expected completion date being April 2024.

The property is accessed via the entrance hall with bespoke oak staircase located to the left with doors leading to the living room and study with views to the front elevation. The hub of this home is the open plan kitchen/dining/family room. The kitchen area has a range of NEFF appliances sitting beneath a Granite worktop and breakfast bar, larder cupboard, breakfast bar area and utility room with access to the side of the property. There is ample space for dining/seating area with bi-fold doors opening to the rear patio, allowing one to enjoy the views beyond the garden.



The first floor equally impresses, having a principal bedroom with luxury ensuite bathroom and again offering views to the rear. The second double bedroom also has an en suite and views to the front elevation, together with a further two bedrooms.



The property benefits from CAT 6 technology throughout, controlling all aspects of the house and a 10 Year New Build Guarantee.

Outside the property benefits from a driveway allowing parking for three cars and also giving access to the double garage which is located to the rear of the property.

To the rear of this fantastic family home is a neat, mainly laid-to lawn garden, having a large patio area, making this the perfect space to sit and enjoy the excellent vista.

#### Kitchen & Utility

- Contemporary, soft-close kitchen units
- Feature *Granite* or *Quartz* worktops
- Fully Integrated *Neff* appliances including fridge, freezer, dishwasher, electric induction hob, washer/ dryer, electric oven, and feature extractor
- Complementary under-unit and kickboard LED lighting
- 18mm kitchen unit carcasses
- *Dordogne* Oak doors
- 7" skirting
- LED down-lighting
- Boosted TV, satellite and radio points
- Designer, space-saving radiator
- Feature tiled flooring
- Underfloor Heating

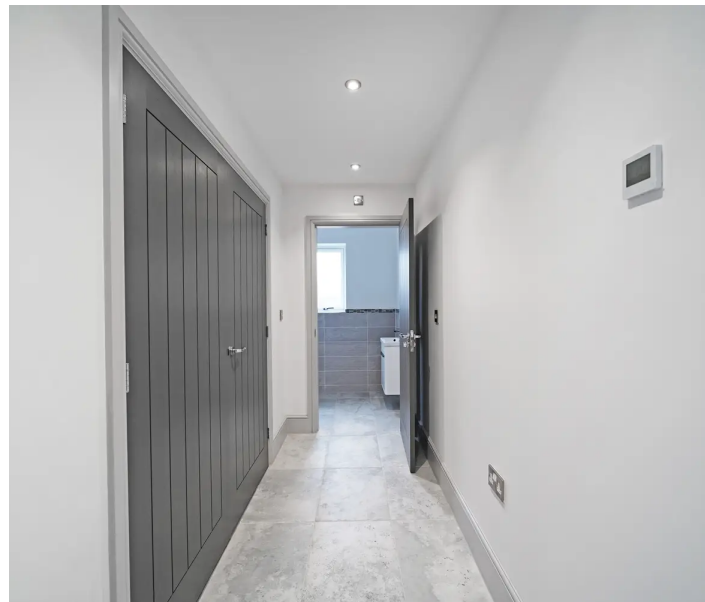




#### Bathrooms, Ensuites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit
  - Hand-picked, ceramic feature wall tiles with complimentary natural stone borders
  - Designer mixer taps
  - Oversized, monsoon style shower / shower over baths.
  - Feature ceramic tiled flooring
  - Centrally heated, designer chrome/ grey towel-rail
  - obscure glazed windows
  - LED down-lighters
  - Extractor fan with external venting
- #### Living Rooms and Bedrooms

- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and Widescreen TV ready wall trusses
- BT ready telephone points
- *Dordogne* Oak doors and contrasting
- 7" skirting boards
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes
- Underfloor Heating to living room





#### Reception Halls & Landings

- Attractive door number or house name plate
- Welcoming *Porcelain* tiled floor
- *Dordogne* Oak doors
- Contrasting 7" *light* skirting
- Hand-picked fittings
- LED down-lighters
- Security system
- Power points – brushed steel

#### Outside

- Hard & soft landscaping designed by landscape architects.
- Block paved driveways
- Landscaped gardens
- Block-paved patio area with lighting

#### Garage

- Tiled garage floor
- Plastered
- Soft closed garage door





## 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

- Detach New Build Home
- Approx 2,600 sqft
- 4 Bedrooms & 2 En Suites
- Close to Dorridge Town Centre
- Separate Double Garage
- Approx Completion April 2024



#### **ADDITIONAL INFORMATION**

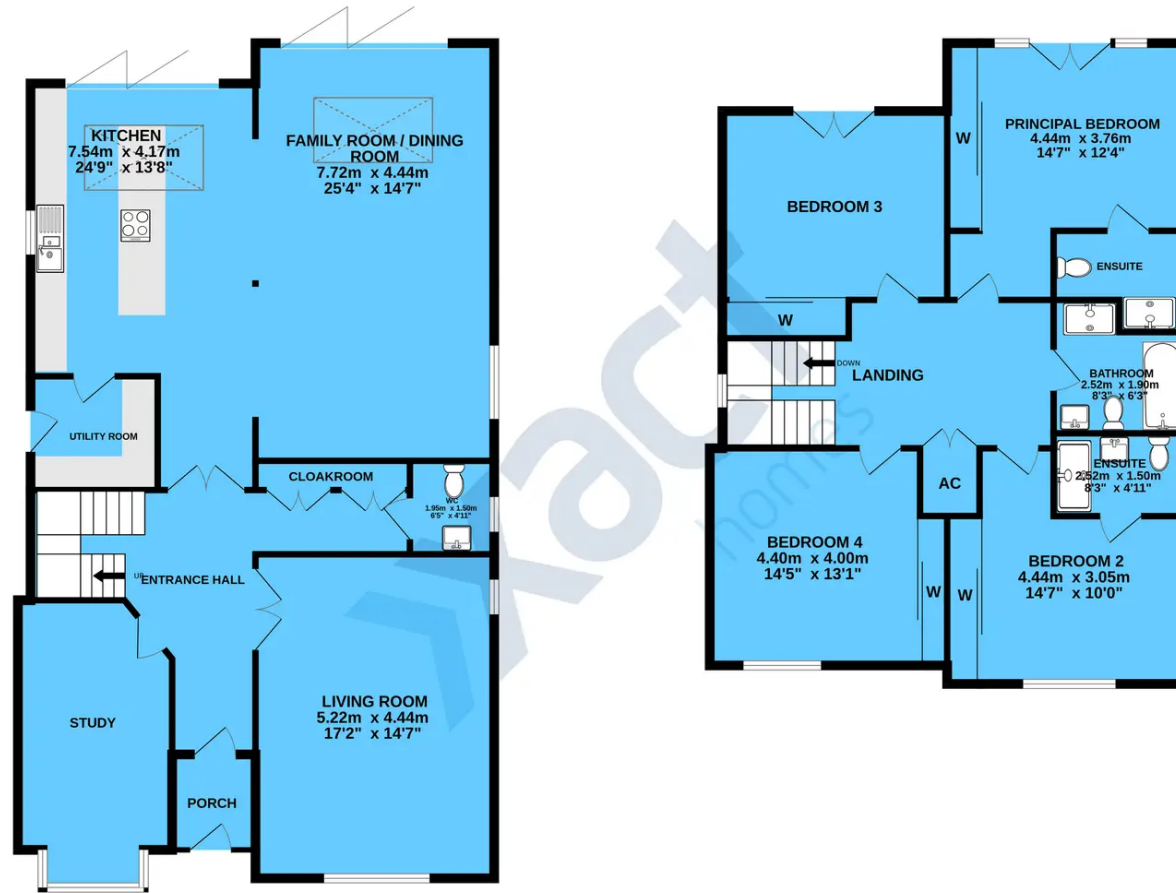
The property will have an air source heat pump.

#### **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 : 241.5 sq.m. (2599 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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