



## Browns Lane, Knowle

Guide Price £995,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

We are delighted to present this truly exceptional four double bedroom barn conversion, a property that effortlessly blends traditional charm with modern comforts. This beautifully presented and well-maintained residence is located behind a secure gated entrance, offering both privacy and convenience. Having been extended and improved by the present owners, viewing is essential to fully appreciate the versatility and space offered by this stunning residence.

Upon entering the property, you are immediately struck by the immense amount of character and natural charm that emanates throughout. The generous proportions and clever layout make this home ideal for both entertaining and family living. This detached residence boasts three reception rooms, including a welcoming living room with stunning semi vaulted ceiling, bi-fold doors and a feature fireplace. A versatile dining room/study is located off the entrance hallway as well as a guest cloakroom and large understair store. In addition, a spacious family room / play room or further snug is conveniently situated off the breakfast kitchen and offers a part-shelved built-in cupboard with sliding doors.







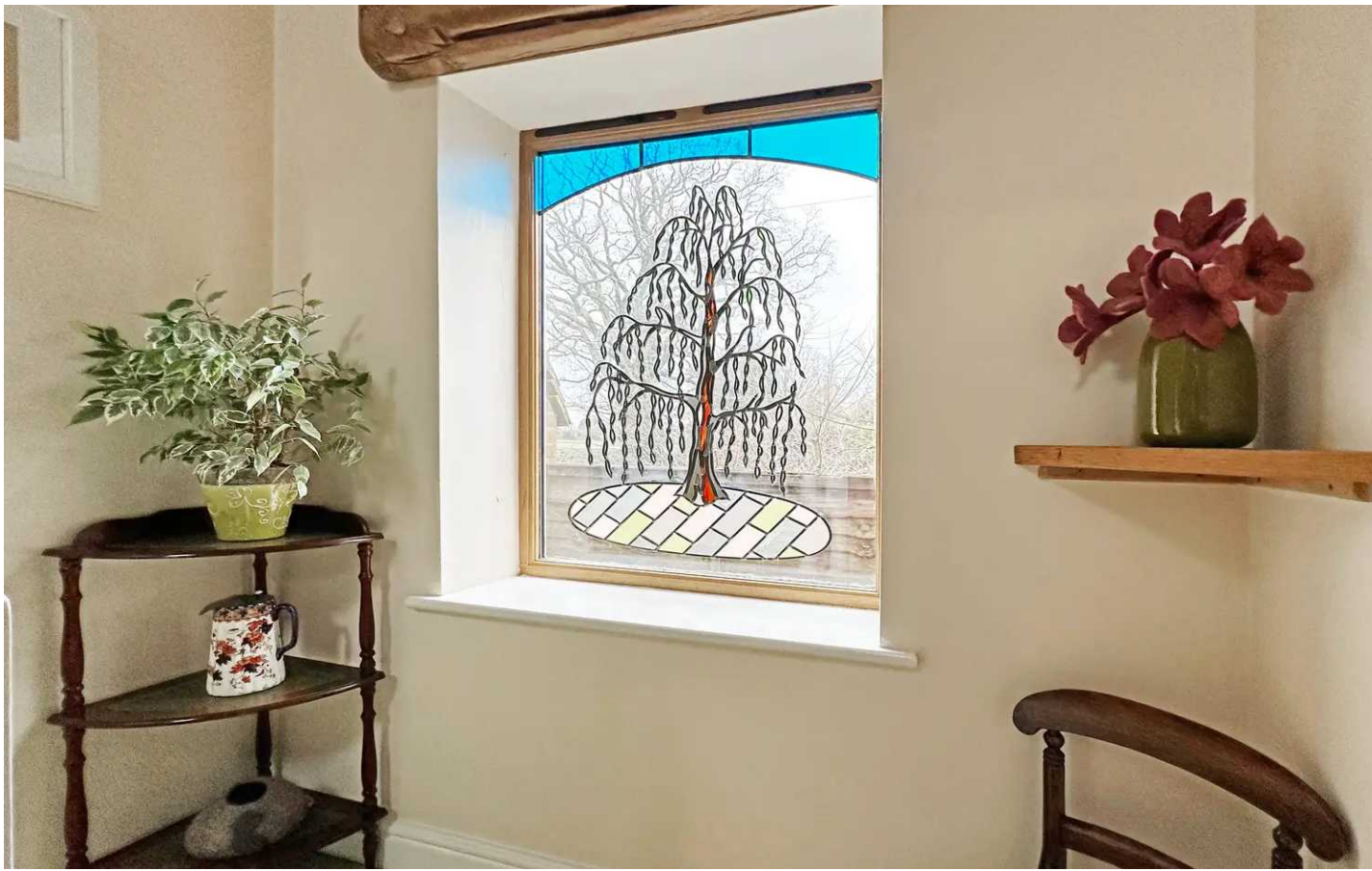
The heart of the home is undoubtedly the light-filled breakfast kitchen, complete with underfloor heating and b-fold doors leading into the courtyard, which creates a warm and inviting atmosphere. The stylish and contemporary design is complemented by high-quality fixtures and fittings, providing a desirable space for culinary enthusiasts to prepare and enjoy meals.

The ground floor accommodation is completed with a double bedroom with ensuite facility making it ideal for those requiring either guest facilities and / or those seeking the convenience of a bedroom facility to the ground floor.

Upstairs, you will find three double bedrooms, each exuding its own unique character. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are serviced by the well appointed bathroom benefiting from separate shower and bath. The overall layout of the property offers extremely versatile accommodation, perfect for accommodating a growing family or for flexible living arrangements.

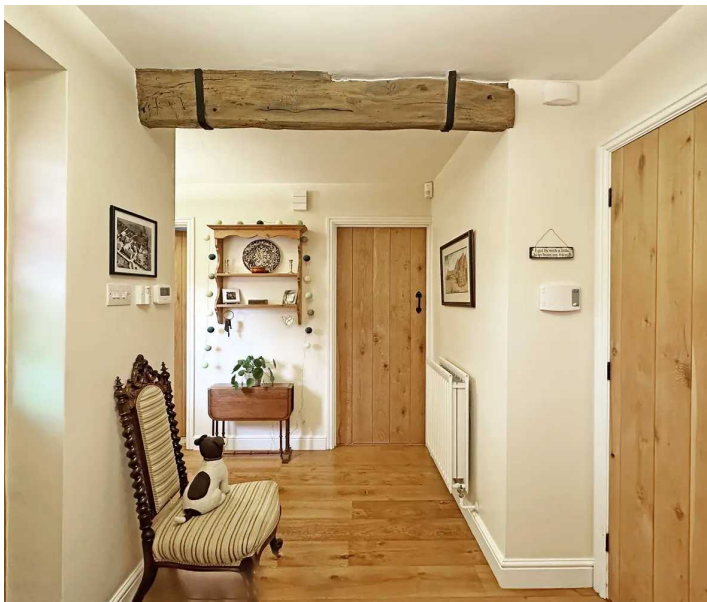






This outstanding barn conversion is located in a sought-after area, situated close to all local amenities and reputable schools. The surrounding neighbourhood offers a range of shops, restaurants, and recreational facilities, ensuring you have everything you need at your doorstep.

To the front of the property, a large block-paved driveway provides ample off-road parking for multiple vehicles, further enhancing the convenience and practicality of this remarkable home. To the rear of the property is a beautifully landscaped south facing rear garden offering both privacy and a fantastic place to unwind. To the rear boundary is a useful storage shed and a further "secret" seating area providing a most tranquil space.



Without a doubt, this unique barn conversion presents an excellent opportunity for those seeking a property of distinction. The combination of character, charm, and convenient location make this house a truly exceptional offer in the property market.

Contact us today to arrange a viewing and experience the true delight of this stunning four-bedroom barn conversion.





#### 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







- Immense Amount Of Character And Natural Charm
- Large Four Bedroom Barn Conversion
- Beautifully Presented And Maintained
- Set Behind Gated Entrance With Large Block Paved Driveway
- Detached Residence With Three Reception Rooms Including Living Room, Dining Room / Study And Family Room Conveniently Located Off Breakfast Kitchen
- Downstairs En-Suite
- Four Double Bedrooms And Three Bathrooms
- Offering Extremely Versatile Accommodation
- Located Close To All Local Amenities And Schools

**ENTRANCE HALL**

**LIVING ROOM**

18' 4" x 16' 11" (5.60m x 5.15m)

**DINING ROOM / STUDY**

14' 3" x 13' 9" (4.35m x 4.20m)

**GUEST WC**

**LARGE UNDERSTAIR STORE**

**FAMILY ROOM / PLAY ROOM**

17' 9" x 16' 1" (5.40m x 4.90m)

**BREAKFAST KITCHEN**

19' 6" x 13' 3" (5.95m x 4.05m)

**UTILITY ROOM**

7' 5" x 4' 9" (2.25m x 1.45m)

**BEDROOM FOUR**

13' 11" x 9' 0" (4.25m x 2.75m)

**ENSUITE**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 5" x 12' 10" (5.00m x 3.90m)







#### **ENSUITE**

9' 8" x 6' 3" (2.95m x 1.90m)

#### **BEDROOM TWO**

14' 3" x 13' 11" (4.35m x 4.25m)

#### **BEDROOM THREE**

13' 11" x 8' 0" (4.25m x 2.45m)

#### **BATHROOM**

8' 2" x 6' 6" (2.50m x 1.98m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 229.9 sq.m. = 2474 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **LANDSCAPED SOUTH FACING REAR GARDEN**

#### **STORAGE SHED**

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

Extractor, fridge freezer, dishwasher, washer dryer, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, underfloor heating in the kitchen and both upstairs bathrooms, a garden shed and a greenhouse. Other items are negotiable.

#### **ADDITIONAL INFORMATION**

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

#### **MONEY LAUNDERING REGULATIONS**

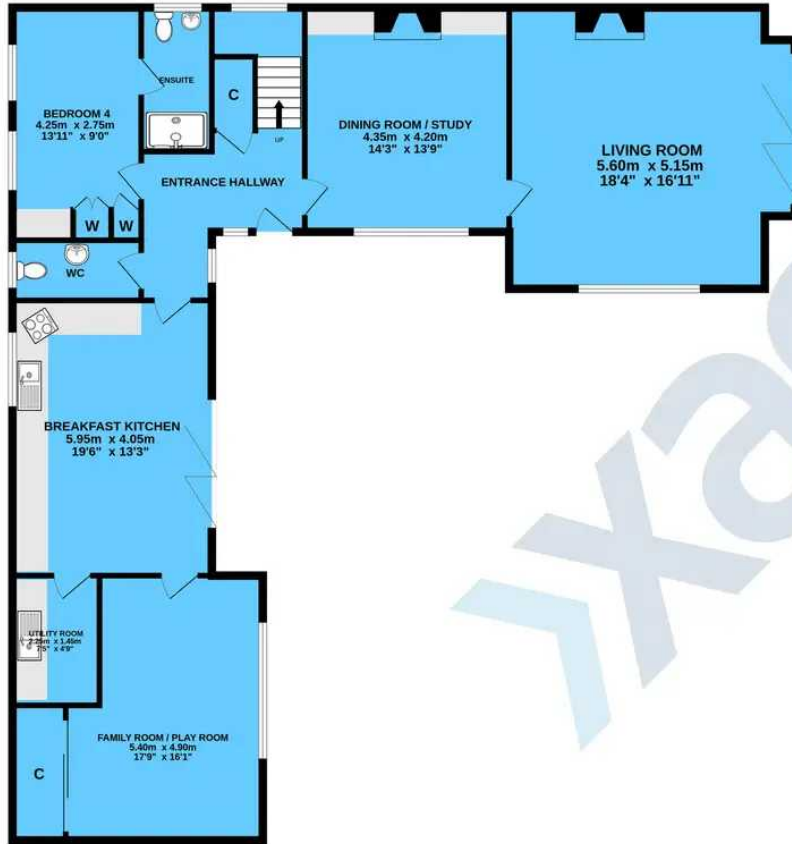
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



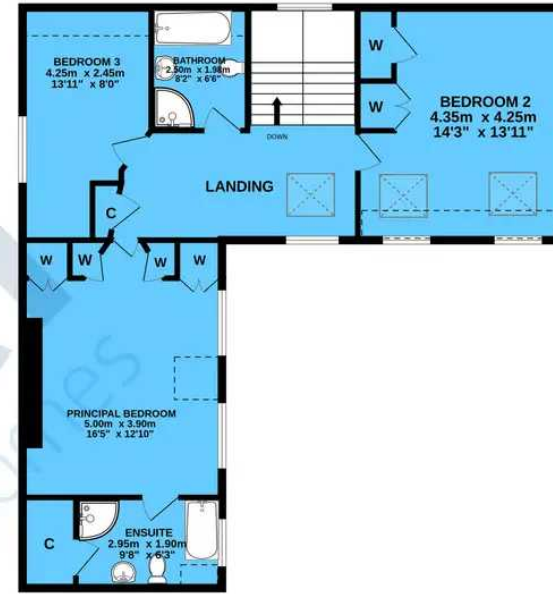




GROUND FLOOR  
143.3 sq.m. (1543 sq.ft.) approx.



1ST FLOOR  
86.6 sq.m. (932 sq.ft.) approx.



TOTAL FLOOR AREA : 229.9 sq.m. (2474 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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