



Station Road, Knowle

Offers Over £500,000





PROPERTY OVERVIEW

Nestled within the prestigious village of Knowle, this stunning double-fronted semi-detached period property presents a rare and exceptional opportunity to acquire a beautiful home. Boasting a blend of characterful charm and modern conveniences, this residence exudes a sense of grandeur from the moment you approach its doorstep. Upon entering, the entrance hallway leads to two beautiful reception rooms appointed with open fireplaces – the dining room and living room are ideal for hosting gatherings or enjoying tranquil moments of relaxation. The breakfast kitchen, complete with a generous utility space, offers a functional and stylish area for culinary pursuits and daily living. Ascend the stairs to discover three double bedrooms that provide ample accommodation and the promise of peaceful slumber. Each room is enriched with natural light pouring through the windows and feature fireplaces to compliment the age of the property. All bedrooms are serviced via the modern family bathroom. Situated within a stone's throw of Knowle High Street and local schools, residents will find convenience and accessibility right at their fingertips. A standout feature of this residence is the large westerly facing rear garden boasting a beautiful summerhouse at the rear.





A verdant haven of relaxation and outdoor entertainment, the garden provides a sanctuary of serenity amidst the bustle of daily life. In addition, there is a side gated entrance and gardeners WC located to the rear of the property. Furthermore, the property holds the promise of additional development potential, with the option to add a driveway subject to necessary planning permissions and / or extension to the rear to provide further living space / bedrooms. This proposition opens up exciting possibilities for customisation and enhancement, allowing the discerning buyer to tailor the property to their specific requirements. In summary, this period property represents a rare gem within the village, offering a unique blend of timeless charm and modern amenities in a sought-after location. With its characterful features, generous living spaces, and potential for future extension (STPP), this residence is poised to provide a truly exceptional living experience for those seeking a home of distinction in the heart of Knowle.

- Double Fronted Semi Detached Period Property
- Three Double Bedrooms
- Located Within Walking Distance To Knowle High Street & All Local Schools
- Two Beautiful Reception Rooms With Open Fireplaces
- Breakfast Kitchen With Good Sized Utility
- Large Westerly Facing Rear Garden With Beautiful Summerhouse To The Rear
- Outstanding Opportunity To Acquire A Beautiful Period Property
- Scope To Add Driveway Subject To Planning Permission



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: D

Tenure: Freehold

HALLWAY

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

LIVING ROOM

12' 2" x 12' 0" (3.71m x 3.66m)

BREAKFAST KITCHEN

12' 2" x 10' 4" (3.71m x 3.15m)

**UTILITY ROOM**

10' 4" x 6' 5" (3.15m x 1.96m)

FIRST FLOOR**BEDROOM ONE**

12' 4" x 12' 0" (3.76m x 3.66m)

BEDROOM TWO

12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM THREE

10' 6" x 10' 4" (3.20m x 3.15m)

BATHROOM

8' 2" x 7' 5" (2.49m x 2.26m)

TOTAL SQUARE FOOTAGE

112 sq.m (1206 sq.ft) approx.



OUTSIDE THE PROPERTY

WC

4' 11" x 3' 3" (1.50m x 0.99m)

STORE

7' 1" x 4' 11" (2.16m x 1.50m)

WESTERLY FACING REAR GARDEN

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - City fibre/Vodafone - fibre optic

ITEMS INCLUDED IN THE SALE

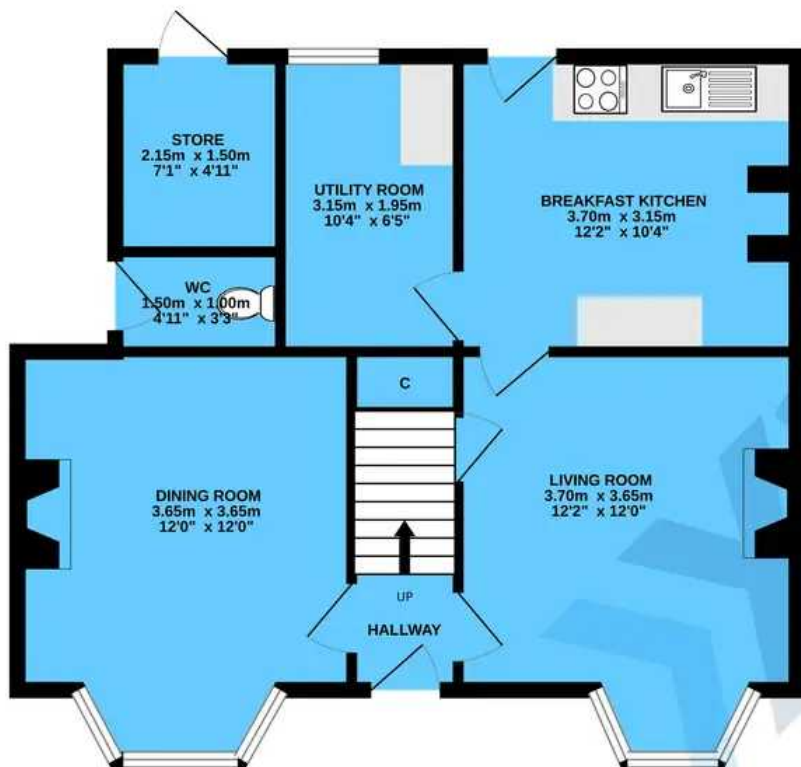
Integrated oven, integrated hob, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, garden shed and cabin/summerhouse.

MONEY LAUNDERING REGULATIONS

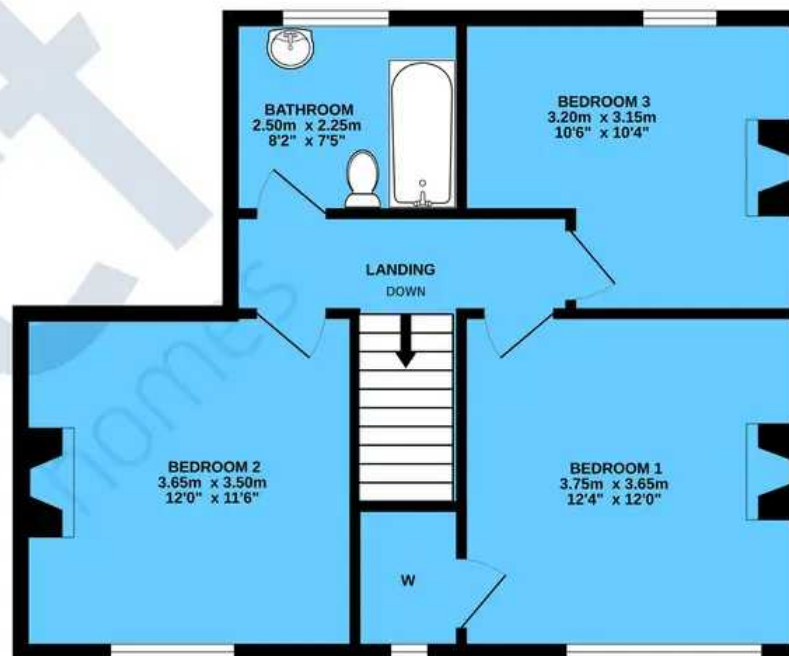
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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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