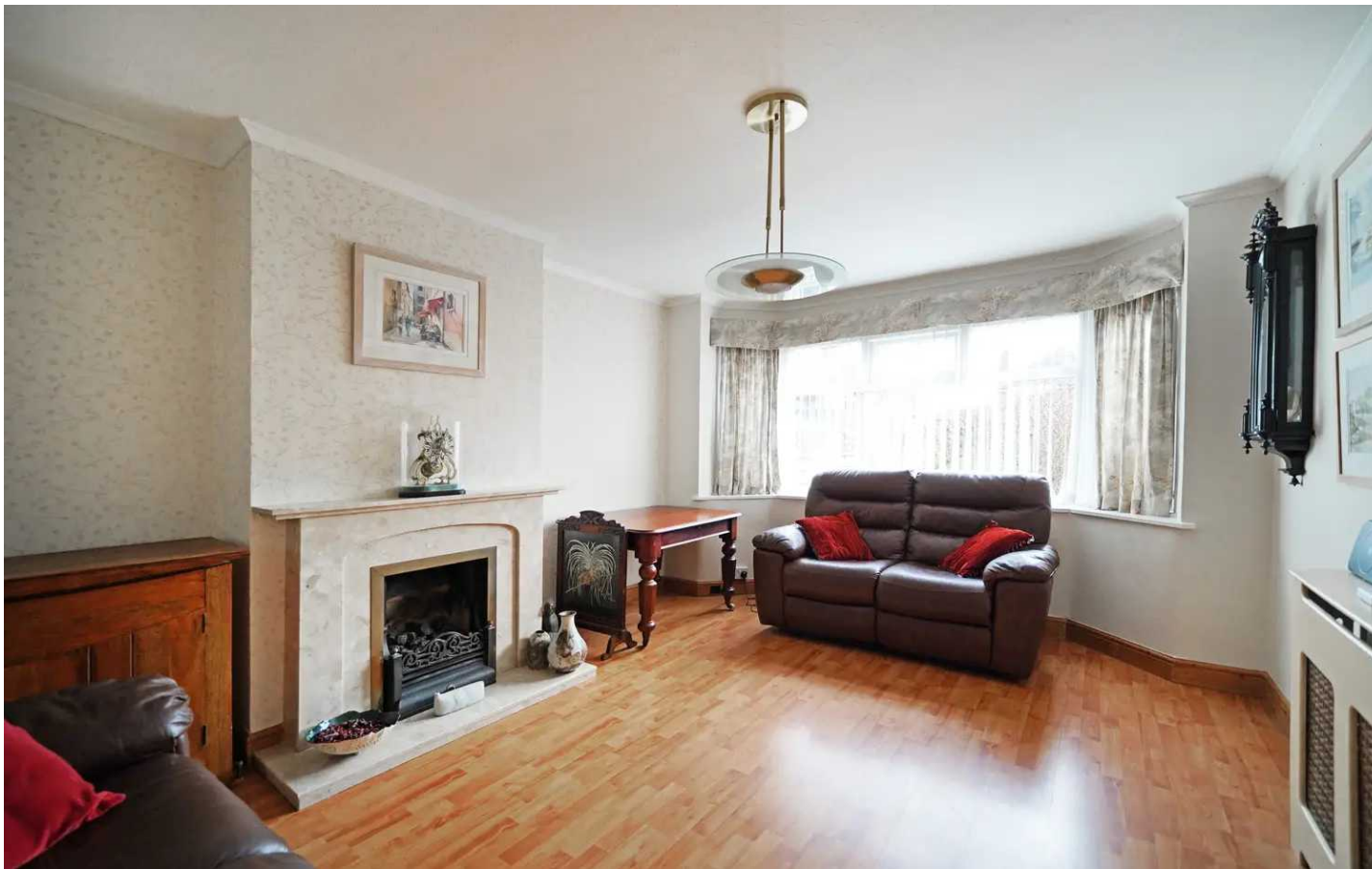




## Tilehouse Green Lane, Knowle

Guide Price £525,000





## PROPERTY OVERVIEW

We are proud to present a fantastic opportunity to acquire a three-bedroom semi-detached property with no upward chain, offering superb scope for extension and improvement. Nestled within a sought-after area, this charming residence is set behind a large gravelled driveway that provides ample parking for multiple vehicles and could be extended further with the removal of bushes to the front elevation.

Upon entering the property, one is greeted by a welcoming ambience and a well-thought-out layout. The main floor features two reception rooms, allowing for versatile living and dining spaces, along with a conservatory that bathes the interior in natural light. The breakfast kitchen is located to the rear with views to the garden and provides direct access to a large utility area, wc and garage, adding practicality to every-day living.







Ascend the stairs to the first floor, where three well-proportioned bedrooms await, each offering a comfortable retreat for residents. A family bathroom and a separate WC complete this level, catering to the needs of the household with ease. Additionally, a versatile room on the second floor provides ample opportunities for customisation, whether as a playroom, home office, or those requiring an additional bedroom.

One of the standout features of this property is the westerly-facing and deceptive rear garden, offering a serene outdoor sanctuary for relaxation and entertainment. Whether enjoying a morning coffee al fresco or hosting gatherings with loved ones, this space promises endless possibilities for outdoor enjoyment.

In summary, this property presents a remarkable canvas for those seeking a home with potential for expansion and enhancement. With its convenient location, spacious rooms, and versatile layout, it is the ideal residence for growing families, professionals, or investors looking to add value to a property. Don't miss out on this opportunity to make this house your home and create your own haven of comfort and style. Schedule a viewing today to witness the possibilities that await within this inviting abode.







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#### 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

- No Upward Chain
- Superb Scope For Extension And Improvement
- Three Bedroom Semi Detached Property
- Set Behind Large Gravelled Driveway With Parking For Multiple Vehicles
- Two Reception Rooms And Conservatory
- Breakfast Kitchen Leading To Large Utility And Garage
- Three Bedrooms, Family Bathroom And WC To First Floor
- Additional Room / Play Room / Bedroom To Second Floor
- Westerly Facing Deceptive Rear Garden





**PORCH**

**ENTRANCE HALL**

**LOUNGE**

12' 6" x 10' 8" (3.80m x 3.25m)

**CONSERVATORY**

9' 2" x 7' 10" (2.80m x 2.40m)

**DINING ROOM**

13' 5" x 11' 10" (4.10m x 3.60m)

**BREAKFAST KITCHEN**

8' 10" x 7' 9" (2.70m x 2.35m)

**UTILITY AREA**

10' 4" x 8' 2" (3.15m x 2.50m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

12' 8" x 10' 6" (3.85m x 3.20m)

**BEDROOM TWO**

11' 10" x 7' 10" (3.60m x 2.40m)

**BEDROOM THREE**

7' 10" x 6' 11" (2.40m x 2.10m)

**BATHROOM**

7' 10" x 5' 5" (2.40m x 1.65m)

**WC**







## **SECOND FLOOR**

### **ROOM / PLAYROOM / BEDROOM FOUR**

12' 8" x 12' 0" (3.85m x 3.65m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 125.6 sq.m. = 1352 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 11" x 8' 6" (4.85m x 2.60m)

### **WESTERLY FACING AND DECEPTIVE REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, all light fittings and solar panels.

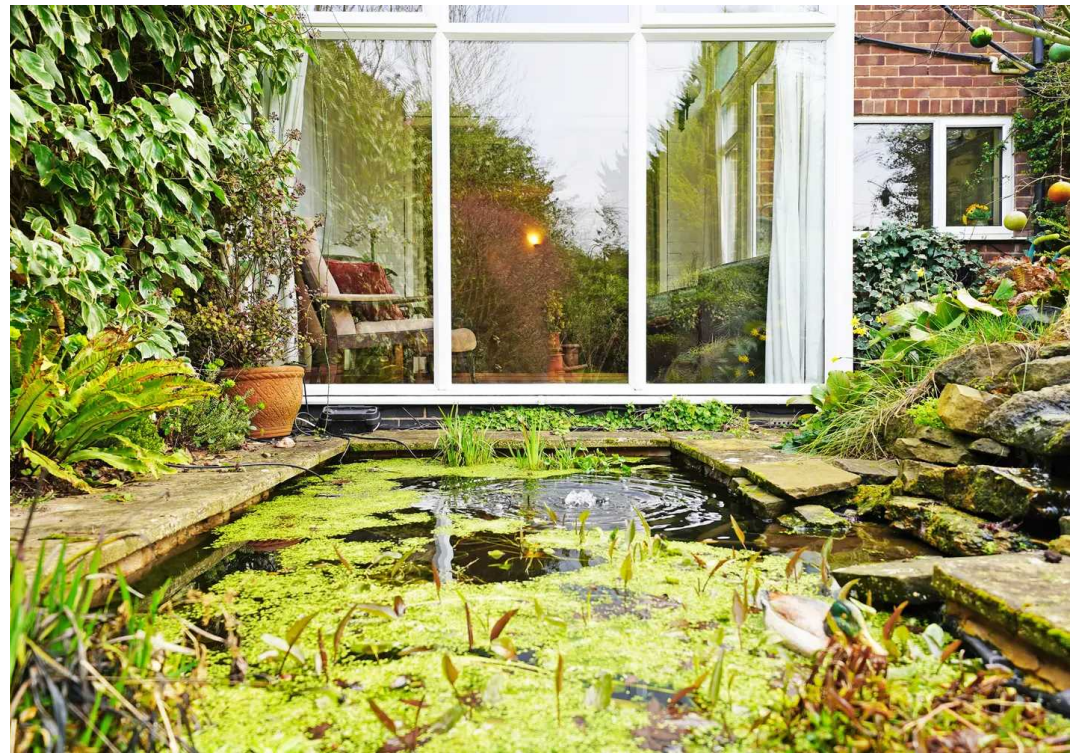
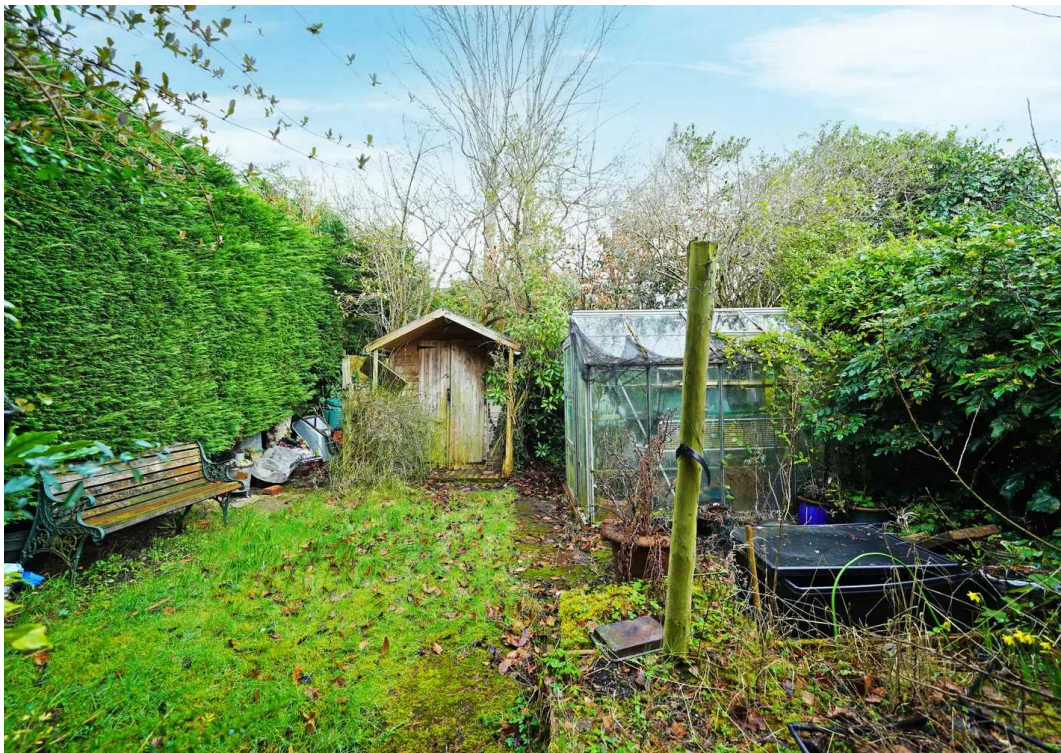
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT.

### **MONEY LAUNDERING REGULATIONS**

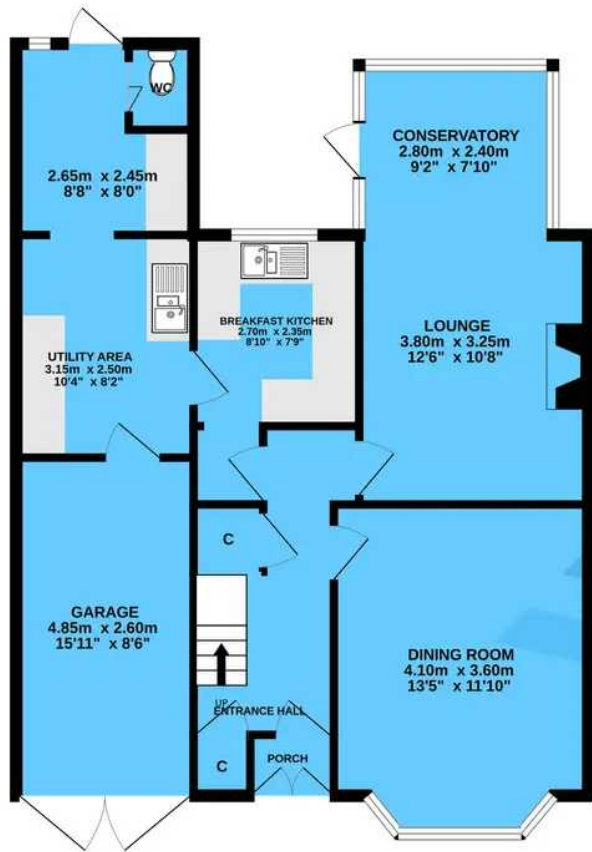
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



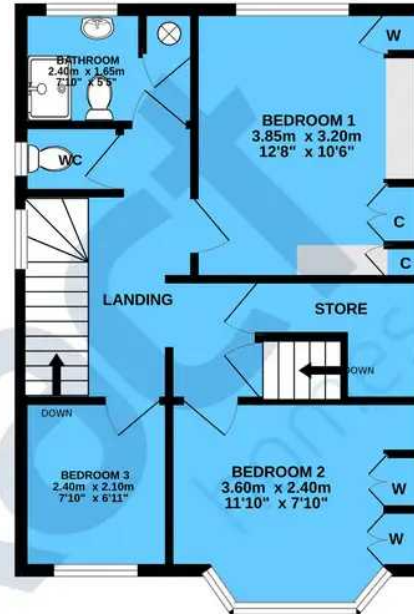




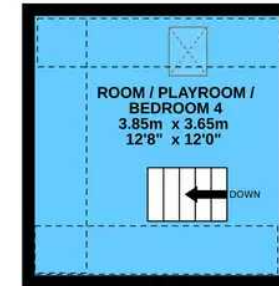
GROUND FLOOR



1ST FLOOR



LOFT ROOM



TOTAL FLOOR AREA : 125.6 sq.m. (1352 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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**xact**  
SALES & LETTINGS

