



Hallcroft Way, Knowle

Guide Price £1,000,000

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Property Overview

Set upon a large corner plot within a sought after road of Knowle is this absolutely stunning and significantly extended five bedroom detached property which truly requires internal inspection to be fully appreciated. The property resides on an outstanding corner plot benefitting from a wide frontage, large block paved driveway and triple car garaging all with electric doors. The property is accessed via an extended and imposing entrance hallway with tiled flooring which extends into the magnificent open plan breakfast kitchen and dining room which is filled with natural light and includes granite worksurface throughout, a range of base wall and drawer units, large central island / breakfast bar, a range of Miele appliances throughout and two sets of bi-fold doors opening to the rear garden. Conveniently located off the kitchen is a utility which in turn provides access into the garage. The ground floor accommodation is completed with three excellent reception rooms being living room located to the front elevation with feature bay window, further sitting room to the rear and a family room conveniently located off the kitchen. To the first floor are five bedrooms (four of which are double) and two bathrooms.





The principal bedroom affords extensive fitted wardrobes, dressing area leading to a luxury ensuite. All remaining bedrooms are serviced via the family bathroom. Of particular note is the second bedroom which spans the garage and is large enough to add a further ensuite if required by any incumbent buyer. The property has planning permission to add a single storey side extension and widening of driveway - PL/2023/01723/MINFHO. Outside the property enjoys a large landscaped south facing rear garden which is mainly laid with lawn, benefits from a large patio area providing ample space for table and chairs and a useful storage shed. This superb family home is located within the catchment area for Arden Academy and a private viewing can be arranged by contacting Xact Homes on 01564 777284.

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: F

Tenure: Freehold

- Stunning & Significantly Extended
- Five Bedroom Detached
- On A Large Corner Plot
- Three Reception Rooms
- Open Plan Breakfast Kitchen & Dining Room
- Principal Bedroom With Luxury Ensuite
- Triple Garage
- Landscaped Garden With Extensive Patio Area



HALL

LIVING ROOM

23' 0" x 12' 6" (7.00m x 3.80m)

FAMILY ROOM

12' 6" x 10' 6" (3.80m x 3.20m)

BREAKFAST KITCHEN & DINING ROOM

31' 10" x 21' 4" (9.70m x 6.50m)

UTILITY ROOM

SITTING ROOM

12' 2" x 12' 0" (3.70m x 3.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 4" x 9' 2" (5.90m x 2.80m)

DRESSING AREA

ENSUITE

BEDROOM TWO

19' 8" x 16' 11" (6.00m x 5.15m)

STORAGE

19' 8" x 5' 11" (6.00m x 1.80m)

BEDROOM THREE

12' 8" x 10' 10" (3.85m x 3.30m)

BEDROOM FOUR

10' 0" x 9' 4" (3.05m x 2.85m)

BEDROOM FIVE

10' 0" x 9' 4" (3.05m x 2.85m)

BATHROOM

7' 9" x 6' 9" (2.35m x 2.05m)



OUTSIDE THE PROPERTY

GARAGE ONE

17' 9" x 8' 10" (5.40m x 2.70m)

GARAGE TWO

19' 8" x 17' 9" (6.00m x 5.40m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Miele integrated oven, Miele integrated hob, Miele extractor, Miele microwave, Miele dishwasher, all carpets (fitted carpets included, not Chinese rug in living room) and blinds, some curtains and light fittings, fitted wardrobes in two bedrooms, solar panels, underfloor heating (not hall or kitchen), garden shed, CCTV and electric garage door.

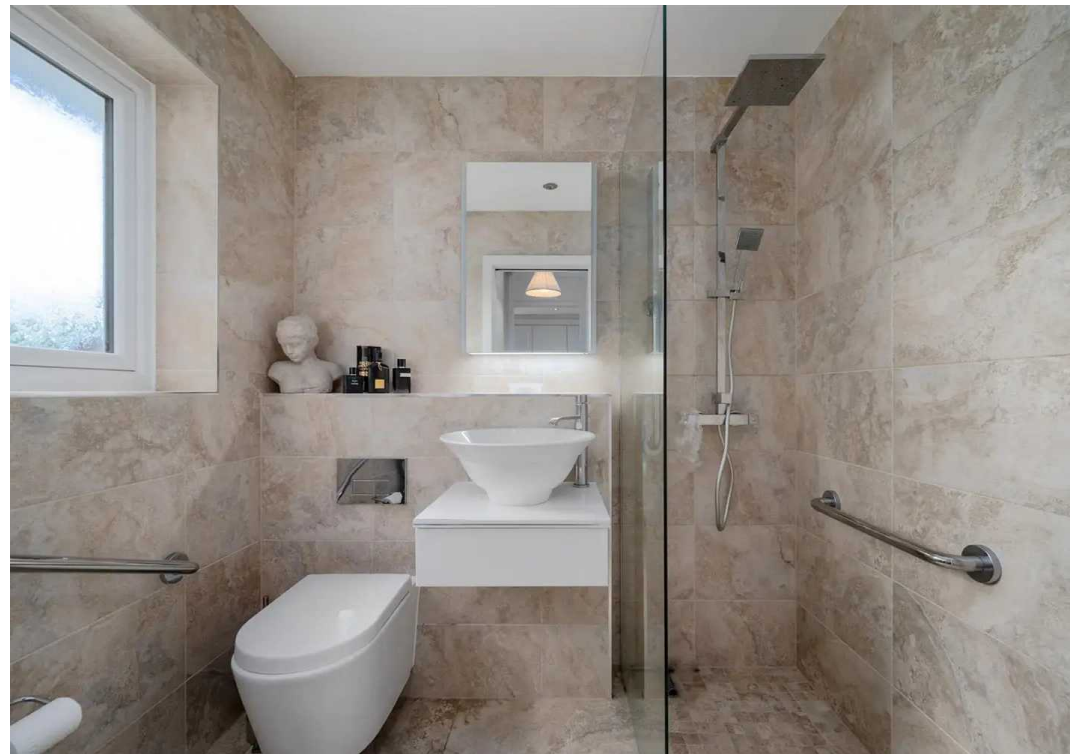
MONEY LAUNDERING REGULATIONS

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.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers.

Broadband - Virgin - Fibre optic. Loft Space - Boarded.



GROUND FLOOR
1831 sq.ft. (170.1 sq.m.) approx.



1ST FLOOR
1740 sq.ft. (161.6 sq.m.) approx.



TOTAL FLOOR AREA : 3571 sq.ft. (331.8 sq.m.) 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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