



## Fletcher Grove, Knowle

Guide Price £875,000



## PROPERTY OVERVIEW

Situated midway between the villages of Knowle and Dorridge is this absolutely immaculate and internally remodelled four double bedroom executive detached property, which overlooks the tennis courts to the front and truly requires internal inspection to be fully appreciated. Located on the popular Middlefield Development, the property is set back behind a block paved driveway, with single garage and has a beautiful open aspect to the front and has been maintained to the highest standard inside and out. All ground floor accommodation is accessed via a bright entrance hallway with guest cloakroom and leading into a separate study and large living room with feature inglenook fireplace. To the rear of the property is a magnificent and large open plan kitchen / dining and family room with internal bi-fold doors and two set of bifold doors opening onto the rear garden with internal access into the kitchen and courtesy door into the garage. To the first floor are four double bedrooms with the principal bedroom affording a luxury ensuite and all remaining bedrooms serviced via the family bathroom, with one bedroom having a Jack & Jill facility.



Outside the property enjoys a beautifully landscaped rear garden which is mainly laid with lawn, formal borders shrubs and trees and benefits from a full width patio area with ample room for table and chairs. To view this immaculate four double bedrooms family home please contact 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: G

Tenure: Freehold





- Large Executive Detached
- Located On A Popular Development
- Within Walking Distance To Dorridge Village & Station
- Four Double Bedrooms
- Internally Remodelled & Completely Updated
- Open Plan Kitchen/Dining & Family Room
- Living Room With Inglenook Fireplace
- Principal Bedroom With Ensuite
- Landscaped Rear Garden

#### **HALL**

#### **LIVING ROOM**

16' 9" x 11' 6" (5.10m x 3.50m)

#### **STUDY**

9' 8" x 8' 2" (2.95m x 2.50m)

#### **KITCHEN/DINING & FAMILY ROOM**

35' 7" x 18' 4" (10.85m x 5.60m)

#### **UTILITY ROOM**

8' 6" x 4' 7" (2.60m x 1.40m)

#### **WC**

8' 6" x 3' 3" (2.60m x 1.00m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 3" x 11' 10" (4.65m x 3.60m)

#### **ENSUITE**

8' 8" x 6' 3" (2.65m x 1.90m)

#### **BEDROOM TWO**

15' 1" x 13' 0" (4.60m x 3.95m)

#### **BEDROOM THREE**

13' 0" x 9' 6" (3.95m x 2.90m)

#### **BEDROOM FOUR**

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

**BATHROOM**

10' 10" x 6' 7" (3.30m x 2.00m)

**OUTSIDE THE PROPERTY****GARAGE**

15' 5" x 8' 2" (4.70m x 2.50m)

**NORTH EAST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated double oven, integrated hob, extractor, two fridge freezers, two dishwashers, washing machine, all carpets curtains, blinds and light fittings, fitted wardrobes in one bedroom, underfloor heating in ensuite and garden shed

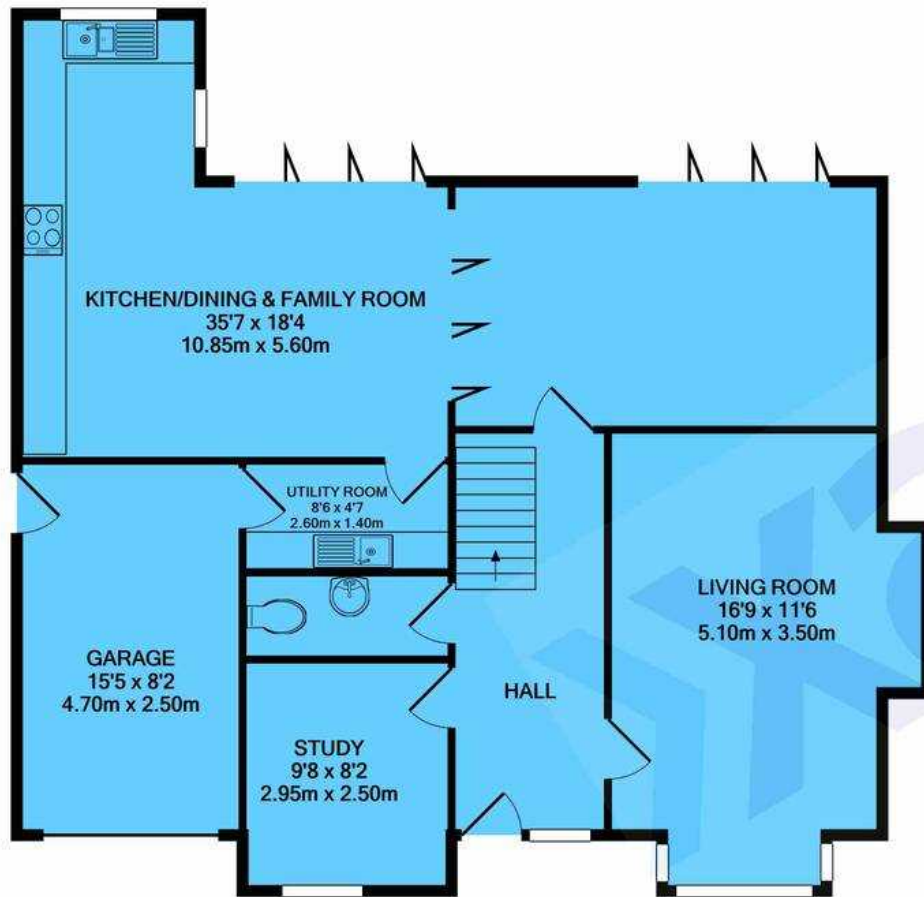
**ADDITIONAL INFORMATION**

Services - Water meter, mains gas, electricity and sewers. Broadband - Vodafone - Fibre optic. Loft Space - Part boarded with lighting.

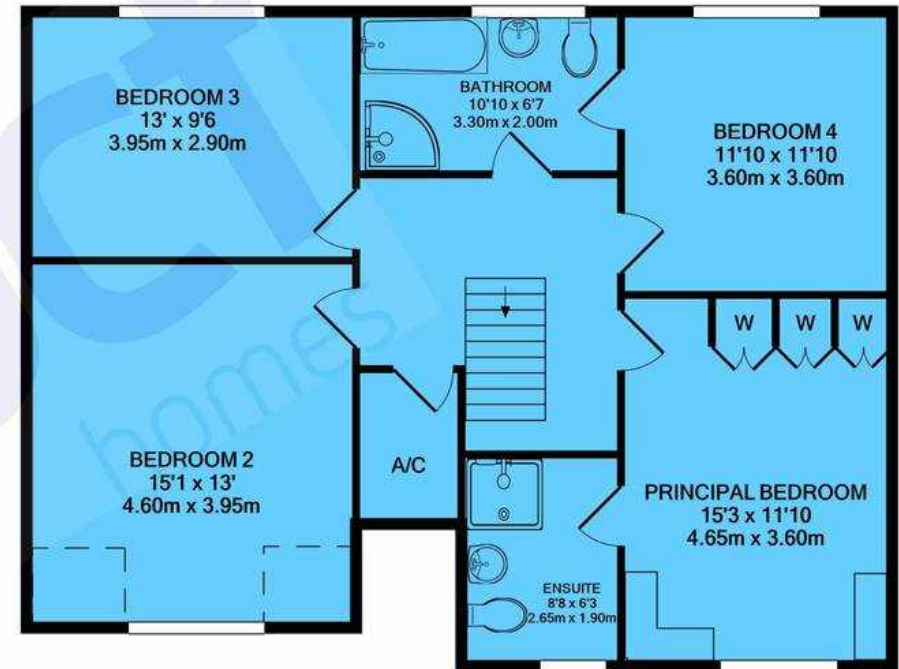
**MONEY LAUNDERING REGULATIONS**

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  
APPROX. FLOOR  
AREA 1056 SQ.FT.  
(98.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 911 SQ.FT.  
(84.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1967 SQ.FT. (182.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Homes**

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