



Mallender Drive, Knowle

Guide Price £795,000

xact  
EXCLUSIVE





## PROPERTY OVERVIEW

Introducing a superb opportunity to acquire a four double bedroom detached property nestled within a tranquil cul-de-sac location, boasting an exclusive position within the highly sought-after catchment area of the prestigious Arden Academy. Offering great potential for extension, subject to securing necessary planning permissions, this residence is further enhanced by its excellent presentation and desirable attributes making it an ideal family home. Offered to the market with no upward chain, this is an outstanding opportunity to secure a large family home. Upon entering the property, one is immediately struck by the light, bright and well-maintained interiors. The ground floor comprises a generously-sized living room with bay window, a spacious dining room leading into a conservatory, and a delightful breakfast kitchen with a large utility. These comfortable reception rooms offer flexible living options and greatly contribute to the spacious and welcoming ambience of the residence. Ascending to the first floor, one will find four generously proportioned double bedrooms, each boasting an abundance of natural light and space. The principal bedroom enjoys the added luxury of an en-suite shower room as well as fitted wardrobes, while the remaining bedrooms are serviced by a modern family bathroom.

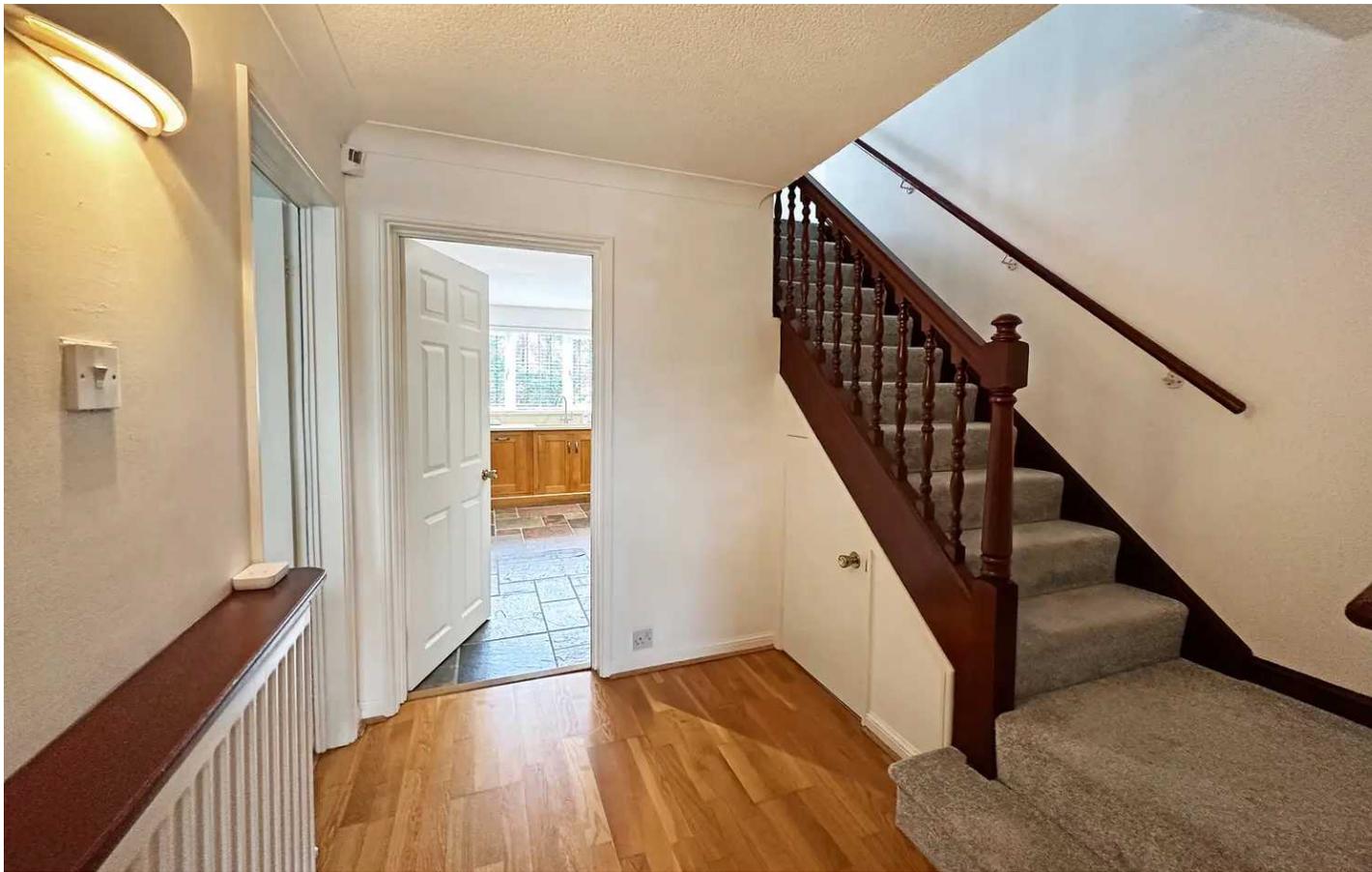




The conservatory leads to the landscaped and south-facing rear garden providing a charming backdrop for Al fresco dining, entertaining guests, or simply unwinding in seclusion. The garden provides ample opportunities for relaxation, creating the perfect setting for outdoor activities and family gatherings. Further complementing the property is a double garage set behind a tarmac driveway, ensuring secure parking and plentiful storage options. Given its excellent presentation, desirable location, and ample scope for extension, this property truly stands out in the current property market. The quiet cul-de-sac location lends itself to a tranquil lifestyle, while being within the catchment area of the highly acclaimed Arden Academy is an enviable advantage for families seeking prestigious educational opportunities.



In summary, this outstanding four double bedroom detached property offers the perfect blend of space, quality, and potential. Its many features, such as the well-presented interiors, the versatile living spaces, and the inviting rear garden, make it the ideal family home. With its excellent location and availability with no upward chain, an early viewing is highly recommended to fully appreciate all that this property has to offer.



## 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



- No Upward Chain
- Superb Location Within Quiet Cul-De-Sac
- Four Double Bedroom Detached
- Double Garage
- South Facing Rear Garden
- Arden Academy Catchment Area
- Two Reception Rooms Plus Conservatory
- Scope For Extension STPP
- Principal Bedroom With Luxury Ensuite

**ENTRANCE HALLWAY**

11' 5" x 8' 7" (3.49m x 2.61m)

**WC**

4' 9" x 3' 5" (1.46m x 1.05m)

**LIVING ROOM**

18' 9" x 19' 7" (5.72m x 5.98m)

**DINING ROOM**

13' 7" x 9' 9" (4.15m x 2.98m)

**CONSERVATORY**

11' 7" x 10' 0" (3.53m x 3.06m)

**BREAKFAST KITCHEN**

13' 7" x 10' 6" (4.13m x 3.20m)

**UTILITY**

9' 5" x 7' 11" (2.86m x 2.42m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

17' 11" x 11' 8" (5.46m x 3.56m)

**ENSUITE**

6' 10" x 5' 5" (2.08m x 1.65m)

**BEDROOM TWO**

13' 1" x 10' 11" (3.99m x 3.32m)

**BEDROOM THREE**

9' 11" x 8' 1" (3.01m x 2.47m)



**BEDROOM FOUR**

10' 10" x 8' 2" (3.31m x 2.48m)

**BATHROOM**

7' 9" x 7' 3" (2.36m x 2.21m)

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

18' 5" x 16' 8" (5.61m x 5.07m)

**TOTAL SQUARE FOOTAGE**

183.9 sq.m (1979 sq.ft) approx.

**SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

CDA range freestanding cooker, CDA range integrated oven, CDA range integrated hob, CDA range extractor, CDA microwave, integrated fridge, integrated fridge freezer (in utility), integrated dishwasher, Candy washing machine and Bosch tumble dryer (in the garage), all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings and a lean to garden shed at the side of the house.

**ADDITIONAL INFORMATION**

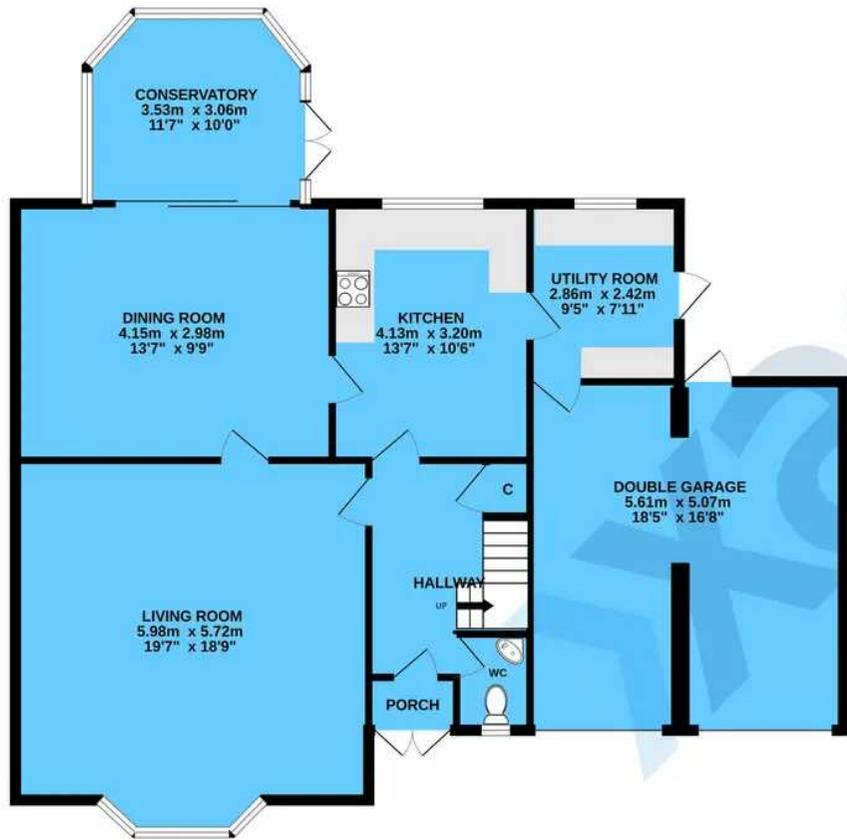
Services: mains gas, electricity and mains sewers.  
Broadband: BT Fibre-optic. Loft Space: with lighting

**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



1ST FLOOR



TOTAL FLOOR AREA : 183.9 sq.m. (1979 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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