



## Tilehouse Green Lane, Knowle

Guide Price £1,100,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Introducing this exceptional six bedroom detached house, which has not been on the market in thirty seven years and is perfectly located on a prestigious road in Knowle. With its imposing presence, this property is bound to impress every visitor.

As you approach, you are greeted by a large in and out driveway providing ample parking space for multiple vehicles. There is a double length garage. The property is arranged over three floors, starting with a bright and spacious entrance hallway that sets the tone for the rest of the house.

The ground floor features a large sitting room, offering stunning views of the rear garden and providing plenty of space for both relaxation and entertaining. There is a separate dining room with front-facing views, and triple folding doors that open through to the sitting room.

The kitchen is bright and charming, boasting ample work surfaces and conveniently connected to a practical utility room. Completing the ground floor are a cosy study, perfect for those who work from home, a wc, and an additional family room or snug, which offers versatility as a children's playroom.





Upstairs, the first floor comprises four bedrooms, including a spacious principal bedroom with fitted wardrobes and an ensuite. There are two additional double bedrooms and a fourth bedroom, which can also serve as a home office. The remaining bedrooms on this floor are serviced by a well-appointed family bathroom.

On the second floor, you will find two further generous double bedrooms, each serviced by a separate ensuite bathroom and fitted storage.

To the rear of the property lies a beautiful large south-west facing lawned garden, providing the perfect space for outdoor activities and relaxation. There is also a patio seating area for al fresco dining and entertaining.

In summary, this exceptional property offers substantial living space, an impressive driveway, and a delightful rear garden, all located within easy reach of local amenities. Viewing is highly recommended to fully appreciate all that this property has to offer.



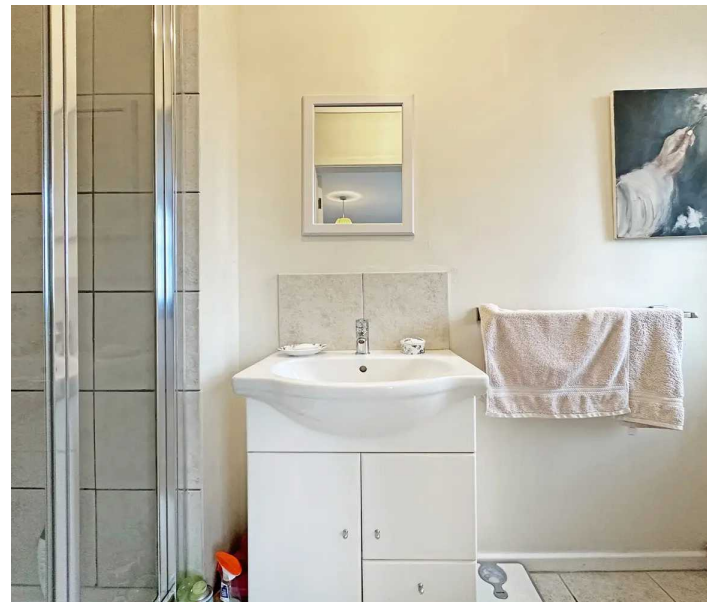


## PROPERTY LOCATION

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: G

Tenure: Freehold





- Six Bedroom Detached Property
- Imposing Presence On Prestigious Road
- Large Sitting Room
- Fitted Kitchen & Dining Room
- Study
- Principal Bedroom With Ensuite
- Loft Conversion With Two Double Bedrooms
- Beautiful Rear Garden
- Wide In & Out Driveway

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **SITTING ROOM**

23' 5" x 11' 2" (7.15m x 3.40m)

#### **DINING ROOM**

13' 11" x 9' 11" (4.25m x 3.01m)

#### **KITCHEN**

13' 1" x 11' 10" (4.00m x 3.60m)

#### **UTILITY ROOM**

#### **STUDY**

#### **FAMILY ROOM / SNUG**

17' 11" x 13' 5" (5.45m x 4.10m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 3" x 11' 2" (4.05m x 3.40m)

#### **ENSUITE**

#### **BEDROOM TWO**

13' 9" x 11' 2" (4.20m x 3.40m)

#### **BEDROOM THREE**

11' 6" x 9' 10" (3.50m x 3.00m)



**BEDROOM FOUR**

13' 1" x 5' 11" (4.00m x 1.80m)

**BATHROOM****SECOND FLOOR****BEDROOM FIVE**

15' 9" x 10' 10" (4.80m x 3.30m)

**DRESSING ROOM****ENSUITE**

9' 8" x 5' 7" (2.95m x 1.70m)

**BEDROOM SIX**

10' 8" x 10' 4" (3.25m x 3.15m)

**ENSUITE****TOTAL SQUARE FOOTAGE**

Total floor area: 238.0 sq.m. = 2562 sq.ft. approx.

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

32' 2" x 9' 0" (9.80m x 2.75m)

**LARGE LAWN GARDEN****ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, all carpets, some curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and two compost bins.

**ADDITIONAL INFORMATION**

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

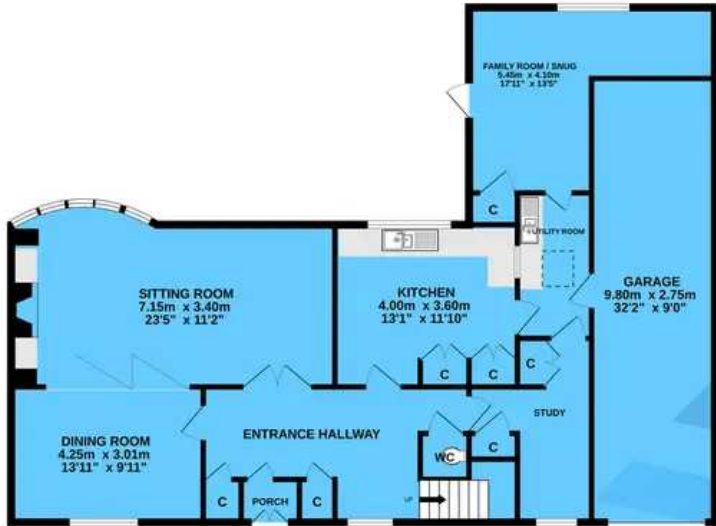
**MONEY LAUNDERING REGULATIONS**

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.





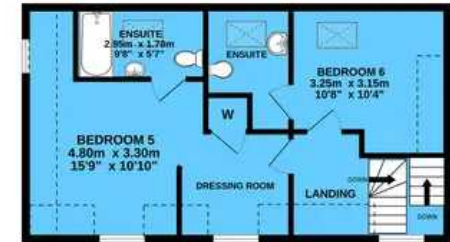
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 238.0 sq.m. (2562 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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