



Bakers Lane, Knowle

Guide Price £999,950

xact
EXCLUSIVE





PROPERTY OVERVIEW

This beautifully presented three double bedroom detached cottage, originally built in the 1850's but substantially remodelled and extended, is situated in an outstanding and highly sought after location with uninterrupted views to the Grand Union Canal and countryside. In addition, the property includes the option to purchase five acres of green belt land which is located to the left hand boundary of the property and is offered to the market with NO UPWARD CHAIN.

Approaching the property, you are immediately struck by its immense amounts of natural charm and the beautifully landscaped gardens that surround it. The property boasts a stunning character, blending traditional features with a contemporary twist to create a truly unique and inviting home. Upon entering the property, you are greeted by a beautiful dining hall that sets the scene for the rest of the home. The living room provides a cosy and comfortable space, perfect for relaxing or entertaining guests. The dual aspect breakfast kitchen is flooded with natural light and offers a stylish and functional space for culinary enthusiasts. The ground floor accommodation is completed with a utility, office space, and WC, providing additional convenience and practicality.



Moving upstairs, the principal bedroom impresses with its generous proportions and ensuite bathroom, offering a tranquil space to unwind after a long day. The two additional double bedrooms are equally spacious and benefit from being serviced via the family bathroom.

Externally, this property truly excels. The double garage is set behind a driveway providing parking for three vehicles, and includes a mezzanine floor providing ample storage. The outstanding landscaped and south easterly rear garden is a true oasis, perfect for relaxation and entertaining.

Furthermore, the property benefits from the option to purchase five acres of green belt, offering endless possibilities for outdoor enthusiasts, those seeking a paddock or those simply seeking a sense of privacy and tranquility.

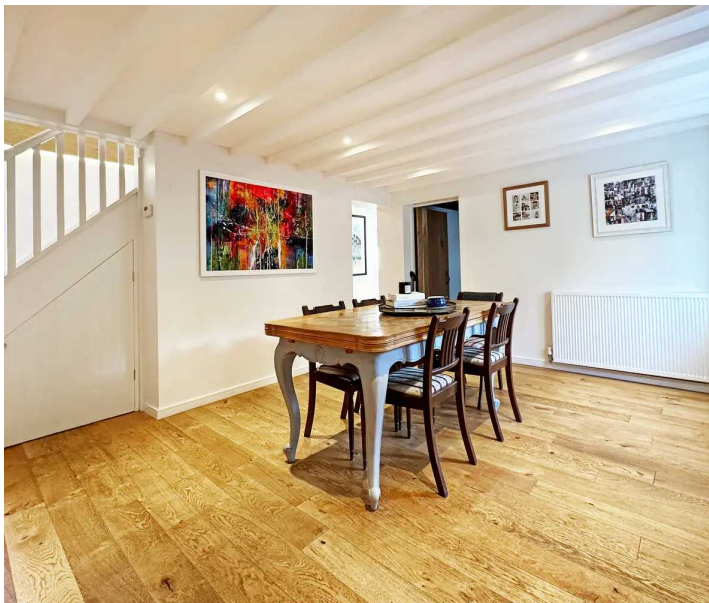
In summary, this stunning character property offers a unique opportunity to acquire a beautifully presented home in an exceptional location.





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.

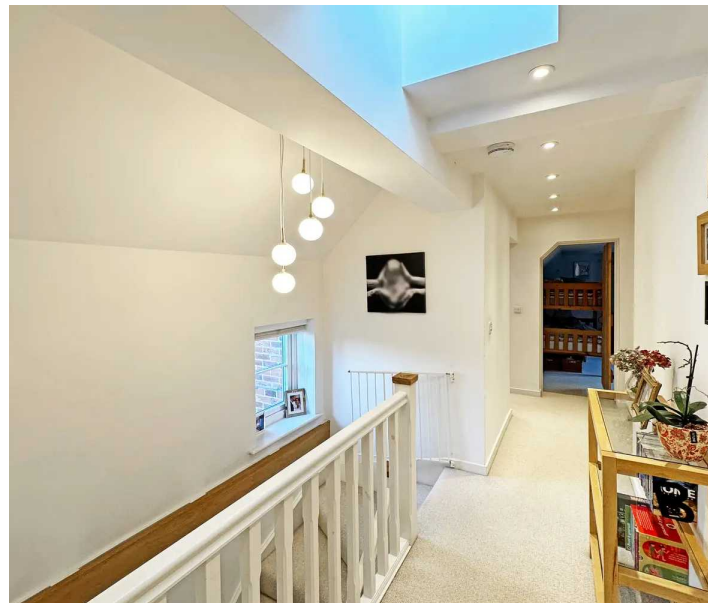




Council Tax band: E

Tenure: Freehold

- Beautifully Presented Three Bedroom Detached Cottage
- No Upward Chain
- Impressive Dining Hall
- Living Room
- Dual Aspect Breakfast Kitchen
- Principal Bedroom With En-suite Bathroom
- Family Bathroom
- Outstanding Landscaped South Easterly Rear Garden
- Double Garage
- Option to Purchase Additional Five Acres Of Green Belt Land



**DINING HALL**

16' 9" x 15' 7" (5.10m x 4.75m)

LIVING ROOM

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

BREAKFAST KITCHEN

19' 4" x 13' 0" (5.90m x 3.95m)

UTILITY

9' 0" x 6' 11" (2.75m x 2.10m)

OFFICE SPACE**WC**

4' 11" x 3' 3" (1.50m x 1.00m)

FIRST FLOOR**PRINCIPAL BEDROOM**

13' 11" x 13' 0" (4.25m x 3.95m)

EN-SUITE

13' 0" x 5' 3" (3.95m x 1.60m)

BEDROOM TWO

13' 5" x 11' 6" (4.10m x 3.50m)

BEDROOM THREE

16' 3" x 8' 4" (4.95m x 2.55m)

BATHROOM

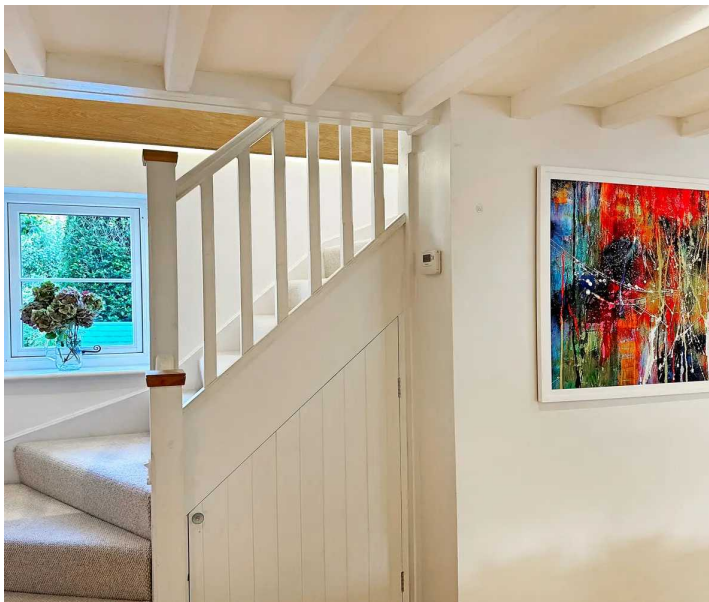
12' 4" x 9' 8" (3.75m x 2.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 211.2 sq.m. = 2273 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

19' 4" x 9' 10" (5.90m x 3.00m)



**WORKSHOP**

19' 4" x 9' 10" (5.90m x 3.00m)

VERANDAH

19' 6" x 8' 6" (5.95m x 2.60m)

GARAGE LOFT

19' 6" x 12' 10" (5.95m x 3.90m)

LANDSCAPED AND SOUTH EASTERLY REAR GARDEN**THREE ACRES OF GREEN BELT LAND****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, microwave, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one and two, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

Services - LPG, electricity and septic tank. 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



TOTAL FLOOR AREA : 211.2 sq.m. (2273 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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