



The Convent, Rising Lane, Knowle

Guide Price £850,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Nestled within a stunning development, this exquisite period property, dating back to 1850, offers a rare opportunity to own a piece of history. The residence is ideally situated within walking distance of the charming Baddesley Clinton and Packwood National Trust and effortlessly blends modern convenience with historic charm.

Upon entering the property, one is immediately struck by the meticulous attention to detail and preservation of the period features, including the 200 year old front door, high ceilings and elegant high skirting boards. The beautifully presented three-bedroom home boasts a thoughtful layout and luxurious finishes throughout.

The residence's crowning jewel is the stunning principal bedroom, complete with a dressing area, fitted wardrobes, and a large luxury ensuite bathroom, providing a serene retreat for the discerning homeowner. The property also features two further double bedrooms, both serviced by a sumptuous bathroom, ensuring unparalleled comfort and convenience for residents and guests alike.

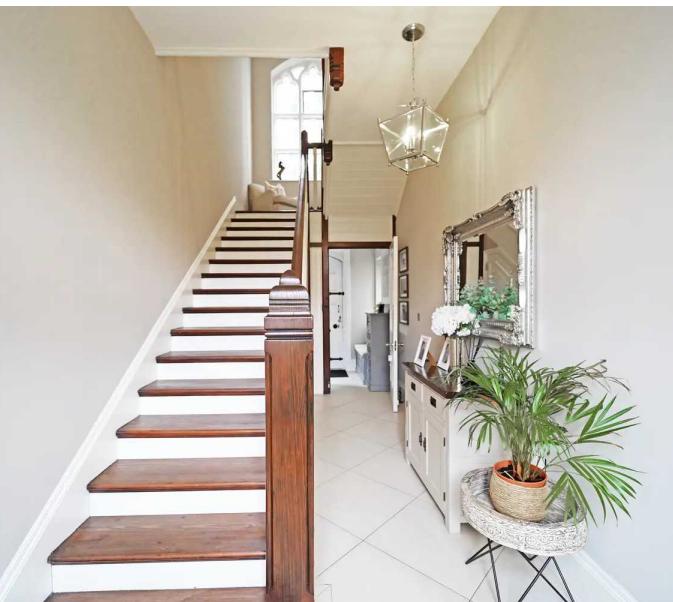




The heart of the home lies in the superb open-plan kitchen/diner, fitted with top-of-the-range appliances and a utility, perfect for both casual family meals and elegant entertaining. The spacious dual-aspect living room offers a versatile space for relaxation and gatherings, flooded with natural light.

Privately nestled within a discrete location, the residence offers peace and tranquility, allowing residents to escape the hustle and bustle of every-day life. The separate garage, currently utilised as a gym, provides ample space for fitness enthusiasts or can be easily converted to suit individual needs.

Stepping outside, the property boasts a private landscaped rear garden, ideal for enjoying al fresco dining or simply unwinding amidst the beauty of nature. This residence presents a rare opportunity to own a piece of history while enjoying the luxuries of modern living in a truly exceptional setting.

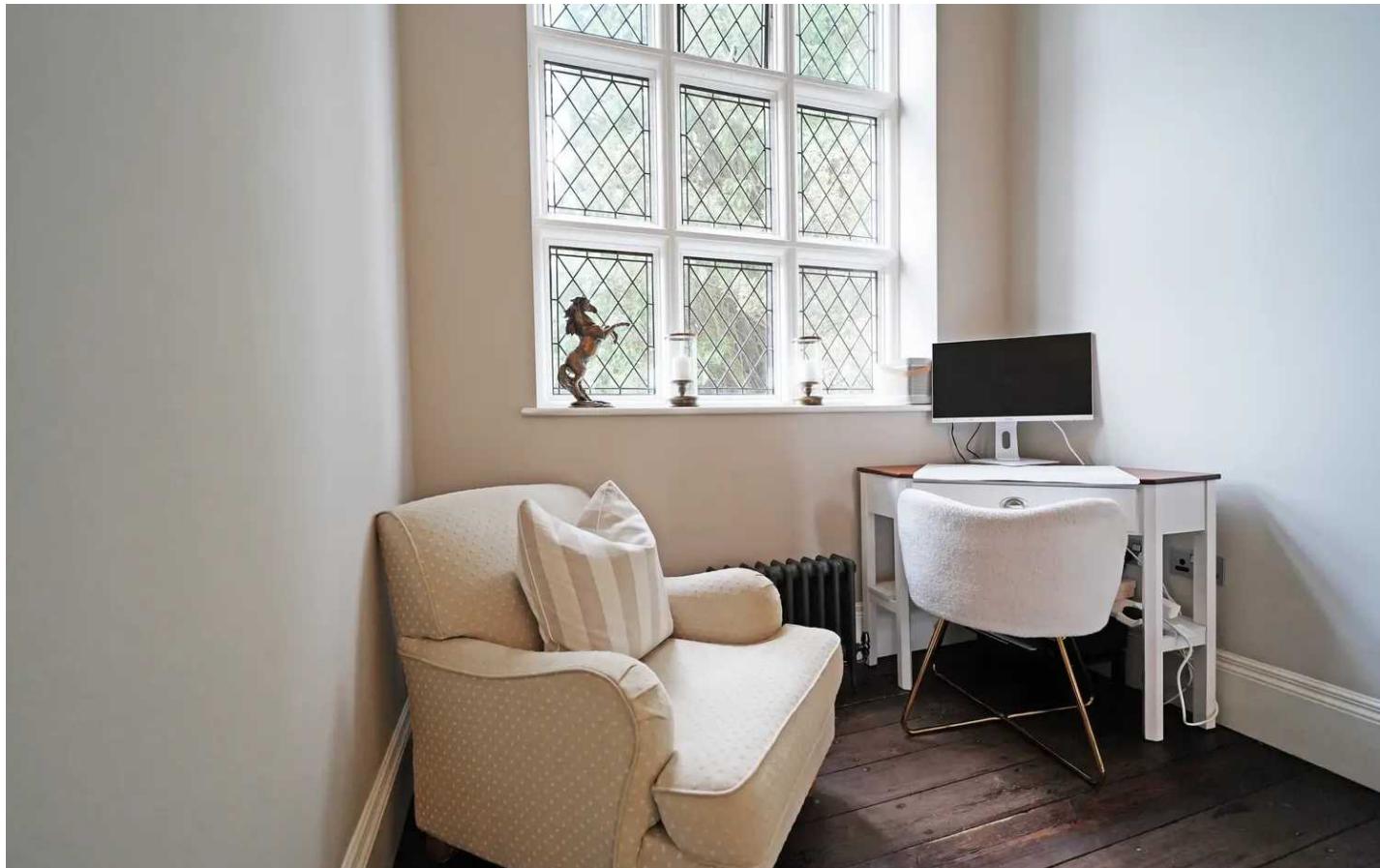


## PROPERTY LOCATION

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: Share of Freehold



- Most Exquisite Period Property Dating Back To 1850
- Part Of A Stunning Development
- Walking Distance To Baddesley Clinton And Packwood National Trust
- Stunning Principal Bedroom With Dressing Area, Fitted Wardrobes And Large Luxury Ensuite
- Beautifully Presented Three Bedroom Property With Many Period Features Such As High Ceilings And High Skirting Boards
- Discrete And Private Location
- Spacious Dual Aspect Living Room
- Two Further Double Bedrooms Serviced Via Luxury Bathroom
- Separate Garage Currently Used As Gym
- Superb Open Plan Kitchen / Diner With Top Of The Range Appliances And Utility

#### **PORCH**

#### **ENTRANCE HALL**

#### **WC**

#### **KITCHEN/DINER**

19' 4" x 10' 8" (5.90m x 3.25m)

#### **LIVING ROOM**

19' 2" x 15' 5" (5.85m x 4.70m)

#### **UTILITY**

6' 7" x 6' 3" (2.00m x 1.90m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 9" x 10' 8" (4.20m x 3.25m)

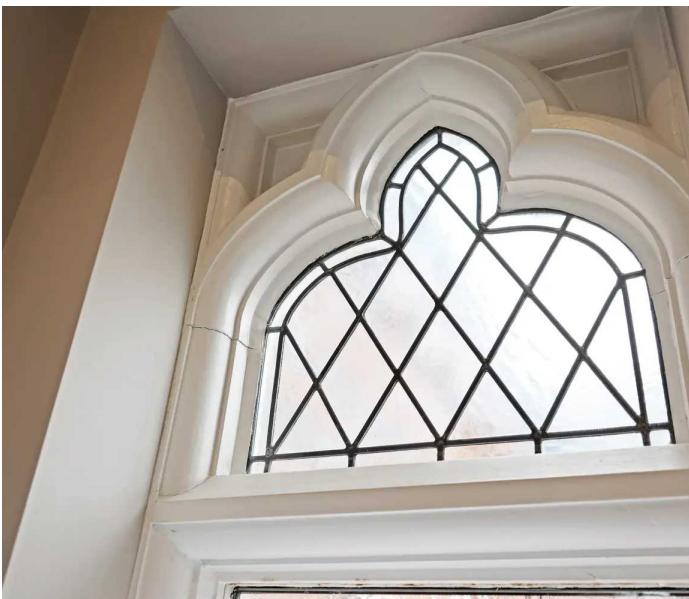
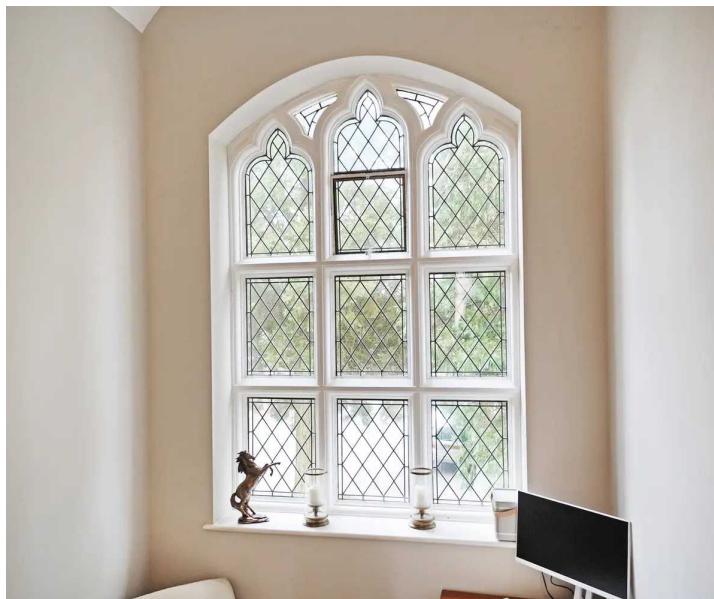
#### **DRESSING AREA**

#### **ENSUITE**

7' 5" x 6' 5" (2.25m x 1.95m)

#### **BEDROOM TWO**

15' 5" x 9' 8" (4.70m x 2.95m)



**BEDROOM THREE**

15' 5" x 9' 6" (4.70m x 2.90m)

**BATHROOM**

10' 2" x 5' 7" (3.10m x 1.70m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 143.0 sq.m. = 1539 sq.ft. approx.

**OUTSIDE THE PROPERTY****SEPARATE GARAGE****PRIVATE LANDSCAPED REAR GARDEN****ADDITIONAL INFORMATION**

Services - LPG, electricity and mains sewers.

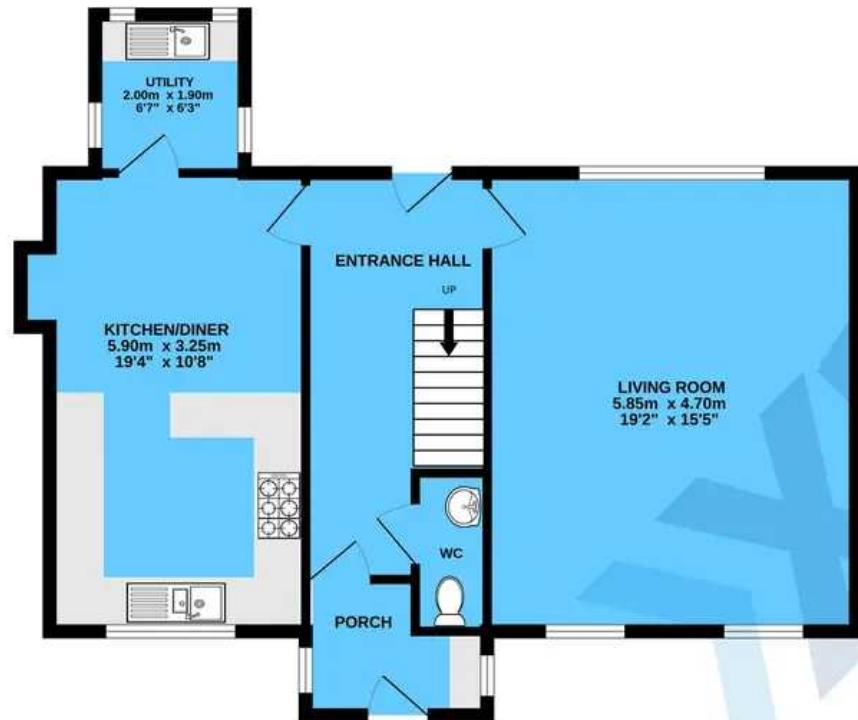
Broadband - BT. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

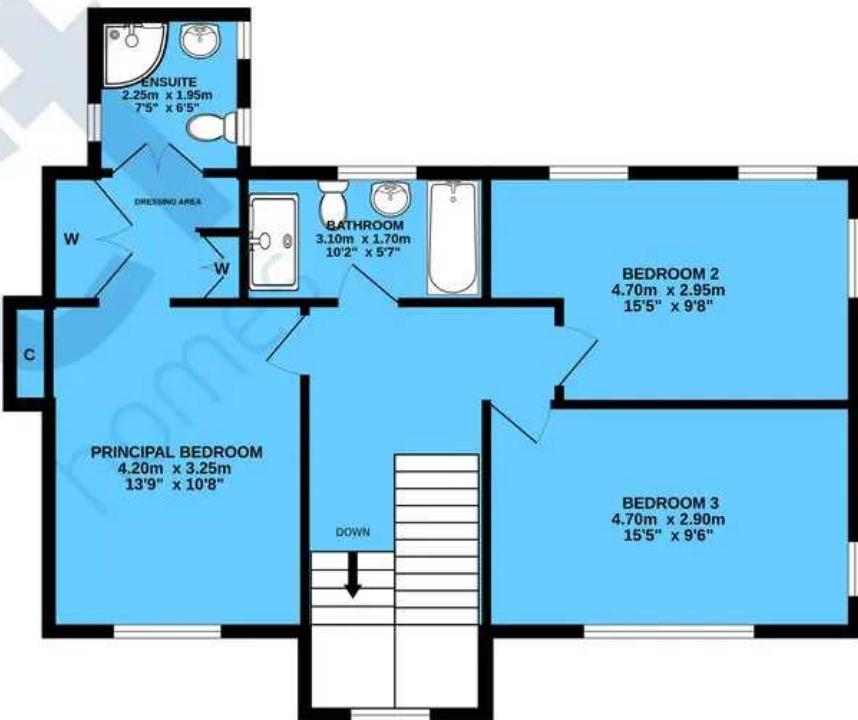
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 143.0 sq.m. (1539 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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