



Grove Road, Knowle

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This absolutely stunning and extended four double bedroom detached property is located on a premier road of Knowle, within easy walking distance to Dorridge Station and all local schools, and truly requires internal inspection to be fully appreciated. Set behind a tarmac driveway providing ample parking and leading to a single garage, this beautiful family home has been significantly extended and improved by the present owners to include four fantastic reception rooms all of which are absolutely immaculate. The property is accessed via a bright and good sized entrance hallway with Amtico flooring extending into the guest cloakroom. The hallway leads into a dual aspect living room, large study / dining room and further sitting room. To the rear of the property is a modern and extended breakfast kitchen with seating area, a range of modern base wall and drawer units finished with a Corian worksurface over and opening into a beautiful dining area with ample room for table and chairs. The kitchen also provides access into the utility and to the rear opens into a beautiful garden room / conservatory which benefits from underfloor heating and overlooks the private landscaped rear garden. To the first floor are four double bedrooms and a family bathroom.





The Principal bedroom affords fitted wardrobes and leads to a large luxury ensuite which has been recently refitted and includes a large walk in shower and underfloor heating. Bedroom two also affords fitted wardrobes and all remaining bedrooms are serviced via the family bathroom. Outside the property benefits from a large rear garden which is mainly laid with lawn but also benefits from an extensive Porcelain tiled patio provide ample room for table and chairs. Viewing is strictly via appointment only by contacting 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





HALL

WC

7' 10" x 5' 11" (2.39m x 1.80m)

LIVING ROOM

22' 2" x 12' 10" (6.76m x 3.91m)

SITING ROOM

12' 10" x 12' 10" (3.91m x 3.91m)

STUDY/DINING ROOM

12' 10" x 9' 10" (3.91m x 3.00m)

BREAKFAST ROOM

12' 10" x 9' 10" (3.91m x 3.00m)

UTILITY ROOM

9' 10" x 6' 1" (3.00m x 1.85m)

BREAKFAST KITCHEN

22' 6" x 8' 10" (6.86m x 2.69m)

DINING AREA

9' 10" x 8' 2" (3.00m x 2.49m)

GARDEN ROOM/CONSERVATORY

19' 4" x 12' 10" (5.89m x 3.91m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 5" x 13' 0" (5.00m x 3.96m)

ENSUITE

12' 0" x 5' 11" (3.66m x 1.80m)

BEDROOM TWO

12' 4" x 10' 8" (3.76m x 3.25m)

**BEDROOM THREE**

15' 1" x 8' 4" (4.60m x 2.54m)

BEDROOM FOUR

10' 8" x 9' 10" (3.25m x 3.00m)

BATHROOM

7' 10" x 5' 11" (2.39m x 1.80m)

TOTAL SQUARE FOOTAGE

234 sq.m (2519 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

18' 1" x 14' 5" (5.51m x 4.39m)

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

Siemens integrated oven, Siemens integrated hob, extractor, Miele fridge, Miele freezer, Bosch dishwasher, fitted wardrobes in four bedrooms, underfloor heating (conservatory) and garden shed.

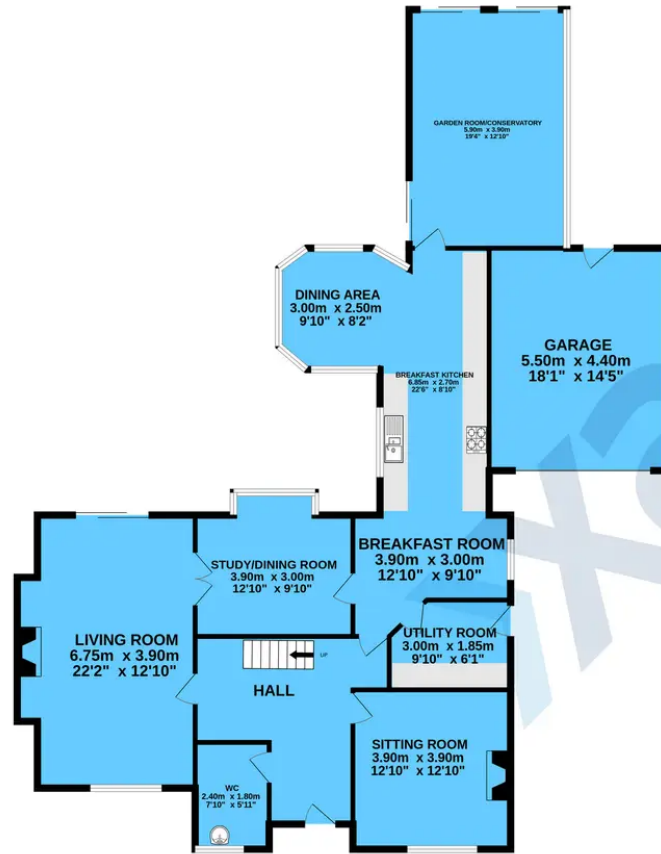
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - Fibre optic Loft space - part 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.





TOTAL FLOOR AREA : 234.0 sq.m. (2519 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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