



## Easenhall Close, Knowle

Guide Price £850,000



## PROPERTY OVERVIEW

Nestled in the serene surroundings of a quiet cul-de-sac in the desirable area of Knowle, this stunning five-bedroom detached property offers a superb family home.

As you approach, the property greets you with a sense of grandeur, boasting a generous in and out driveway and a double garage that exemplify convenience and practicality. Stepping through the inviting entrance hallway, you are greeted by a realm of elegance and functionality. The ground floor plays host to a dual aspect living room, a second reception room currently used as a home office, and a spacious kitchen/diner overlooking to rear garden.



The functionality of this residence is further underscored by the presence of a large utility room with a convenient courtesy door leading into the double garage and to the rear of the property. Moving upstairs, five generously proportioned bedrooms await (bedroom five currently being used as a study), with three bathrooms. The principal bedroom exudes luxury with its extensive fitted wardrobes, dressing area, and a sumptuous ensuite bathroom, creating an oasis of relaxation and style.

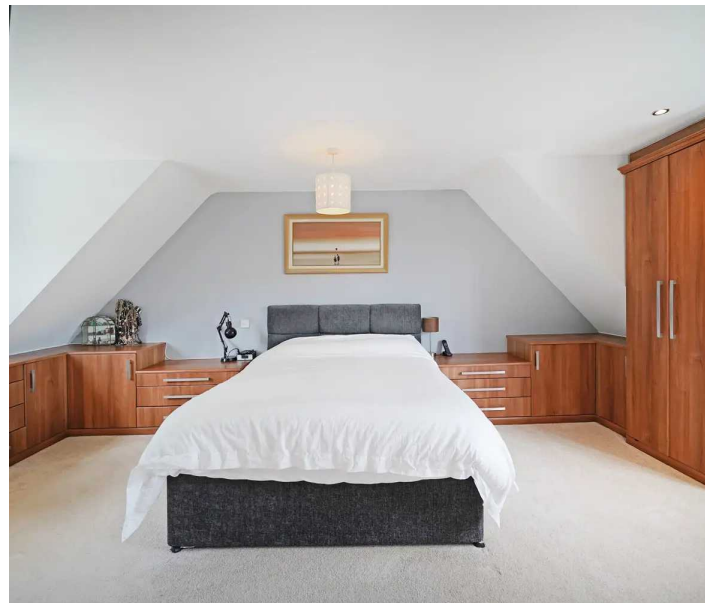


The second bedroom also benefits from its own ensuite, while the remaining bedrooms are thoughtfully serviced by a stylish family bathroom.

Stepping outside, the rear garden beckons with its beautifully landscaped design and desirable south-facing orientation, providing the perfect setting for alfresco gatherings or serene moments of relaxation. With a full width patio, and ample space, this outdoor haven promises endless possibilities for relaxation and enjoyment.

In conclusion, this impeccably presented property exemplifies the epitome of sophisticated living, where style, comfort, and functionality harmoniously blend to create a truly unparalleled living experience. To truly appreciate all that this residence has to offer, a personal viewing is essential. Contact us today to arrange your exclusive tour of this exceptional property.





## 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



- Beautifully Presented Five Bedroom Detached
- Located In A Quiet Cul-De-Sac Of Knowle
- Significantly Extended And Improved
- Set Behind In And Out Driveway With Double Garage
- Entrance Hallway With Guest Cloakroom leading To All Ground Floor Accommodation Including Dual Aspect Living Room, Home Office and Kitchen / Diner
- Large Utility With Courtesy Door Into Double Garage
- Five Excellent Bedrooms To The First Floor (Bedroom Five Currently Used As A Study) With Three Bathrooms
- Principal Bedroom With Extensive Fitted Wardrobes, Dressing Area and Luxury Ensuite
- Second Bedroom With Ensuite, All Remaining Bedrooms Serviced Via Family Bathroom
- Superb And Wide South Facing Landscaped Rear Garden

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

22' 8" x 11' 6" (6.90m x 3.50m)

#### **RECEPTION ROOM TWO / HOME OFFICE**

14' 9" x 9' 2" (4.50m x 2.80m)

#### **KITCHEN**

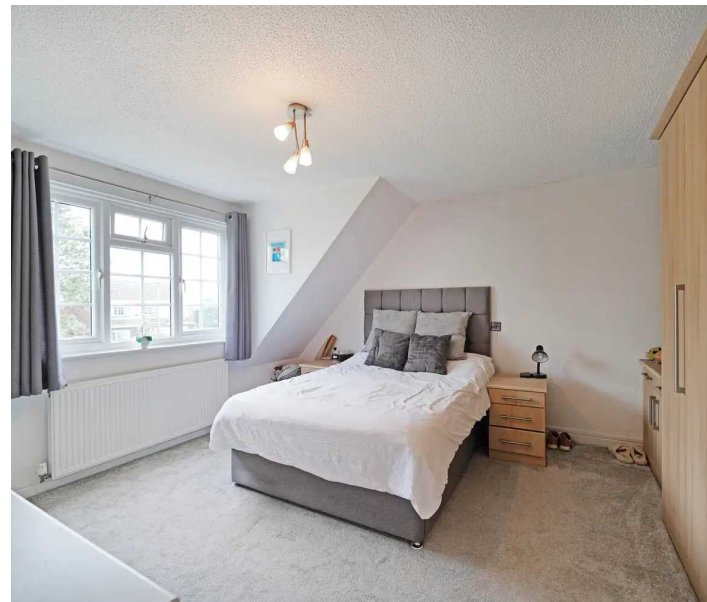
11' 2" x 10' 4" (3.40m x 3.15m)

#### **DINING AREA**

14' 9" x 13' 1" (4.50m x 4.00m)

#### **UTILITY ROOM**

12' 0" x 7' 3" (3.65m x 2.20m)





## FIRST FLOOR

### PRINCIPAL BEDROOM

19' 0" x 18' 1" (5.80m x 5.50m)

### DRESSING AREA

### ENSUITE

8' 10" x 5' 11" (2.70m x 1.80m)

### BEDROOM TWO

13' 1" x 12' 6" (4.00m x 3.82m)

### ENSUITE

8' 2" x 5' 11" (2.50m x 1.80m)

### BEDROOM THREE

12' 6" x 9' 2" (3.80m x 2.80m)

### BEDROOM FOUR

11' 0" x 9' 4" (3.35m x 2.85m)

### BEDROOM FIVE / STUDY

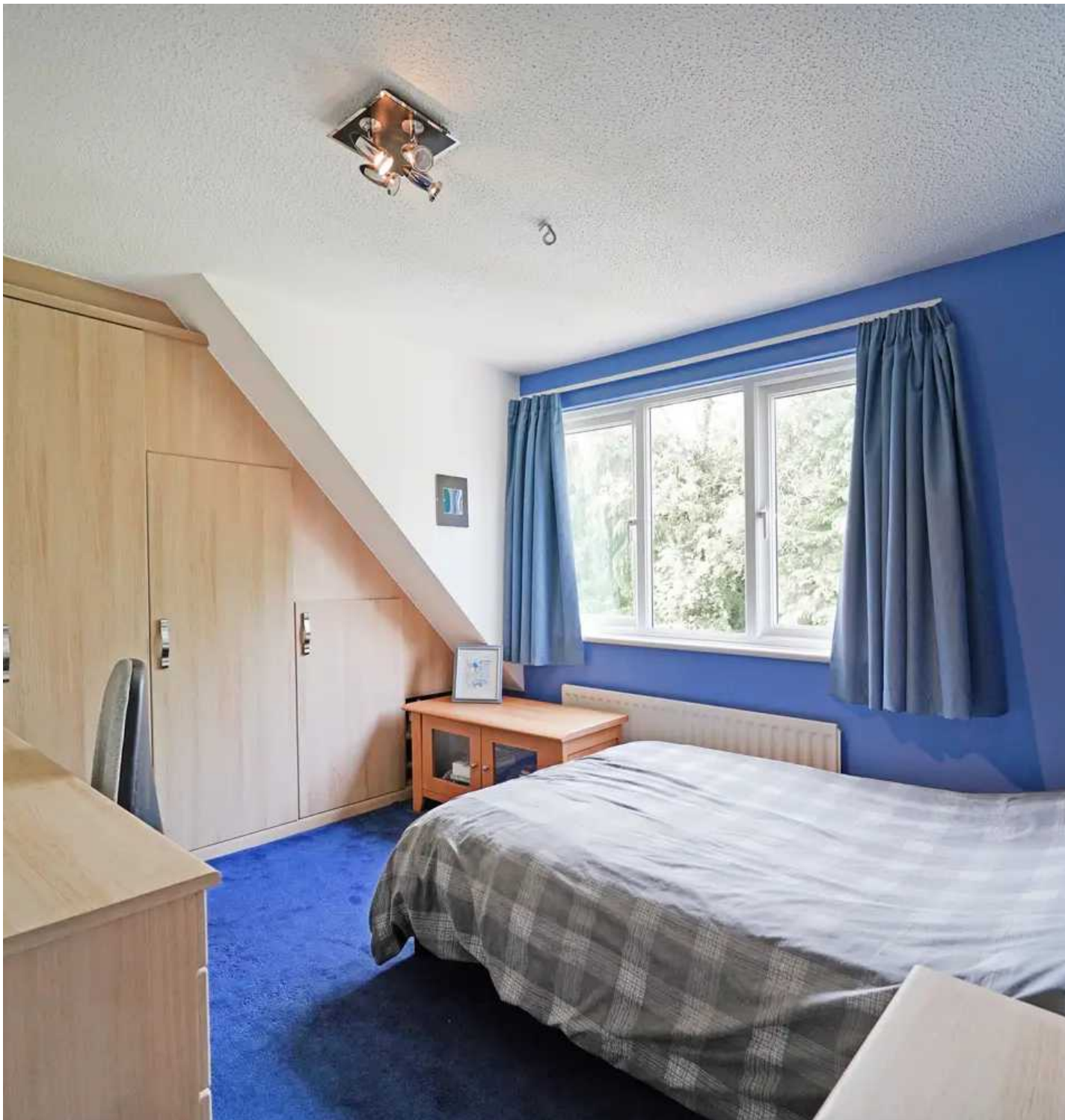
9' 4" x 8' 2" (2.85m x 2.50m)

### BATHROOM

9' 0" x 8' 2" (2.75m x 2.50m)

### TOTAL SQUARE FOOTAGE

Total floor area: 214.0 sq.m. = 2303 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **WIDE SOUTH FACING LANDSCAPED REAR GARDEN**

### **GARAGE**

20' 4" x 18' 8" (6.20m x 5.70m)

### **ITEMS INCLUDED IN SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Beko dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in all bedrooms, all light fittings, a garden shed and an electric garage door.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. 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 : 214.0 sq.m. (2303 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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