



Station Road, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Nestled in the heart of Knowle Village, this stunning three-bedroom detached cottage offers a rare opportunity to reside in a meticulously presented property with an abundance of charm and character. Boasting a prime location within a sought-after neighbourhood, this residence combines modern amenities with a period cottage to provide a truly unique living experience.

You enter the property via a living room located to the front elevation which offers immense amounts of natural charm. The living room leads to a light-filled open-plan kitchen, dining, and family room, offering a seamless blend of functionality and style. The kitchen features contemporary fittings and ample storage space and also leads to a down stairs guest cloakroom. The dining area provides the perfect entertainment space while the family room invites relaxation and comfort with bi-fold doors opening onto the rear patio.

The property comprises three well-appointed bedrooms, each exuding warmth and tranquility. The family bathroom affords a separate bath and shower, as well as underfloor heating for added comfort.





Convenience and accessibility are further enhanced by off-road parking for two vehicles, ensuring that residents can come and go with ease. In addition, the side courtyard affords two excellent storage sheds and bin store and landscaped rear garden offer private outdoor spaces for relaxation and entertainment, providing a tranquil escape from the hustle and bustle of daily life.

A standout feature of this property is the versatile garden room added by the current owners, offering a flexible space that can be adapted to suit various needs, be it a home office or a leisure area.

In conclusion, with its prime location, exquisite interior design, and array of desirable features, this home presents a rare opportunity to own a property that seamlessly blends comfort, style, and functionality. Do not miss the chance to make this extraordinary residence your own and experience the epitome of luxurious living in Knowle Village.



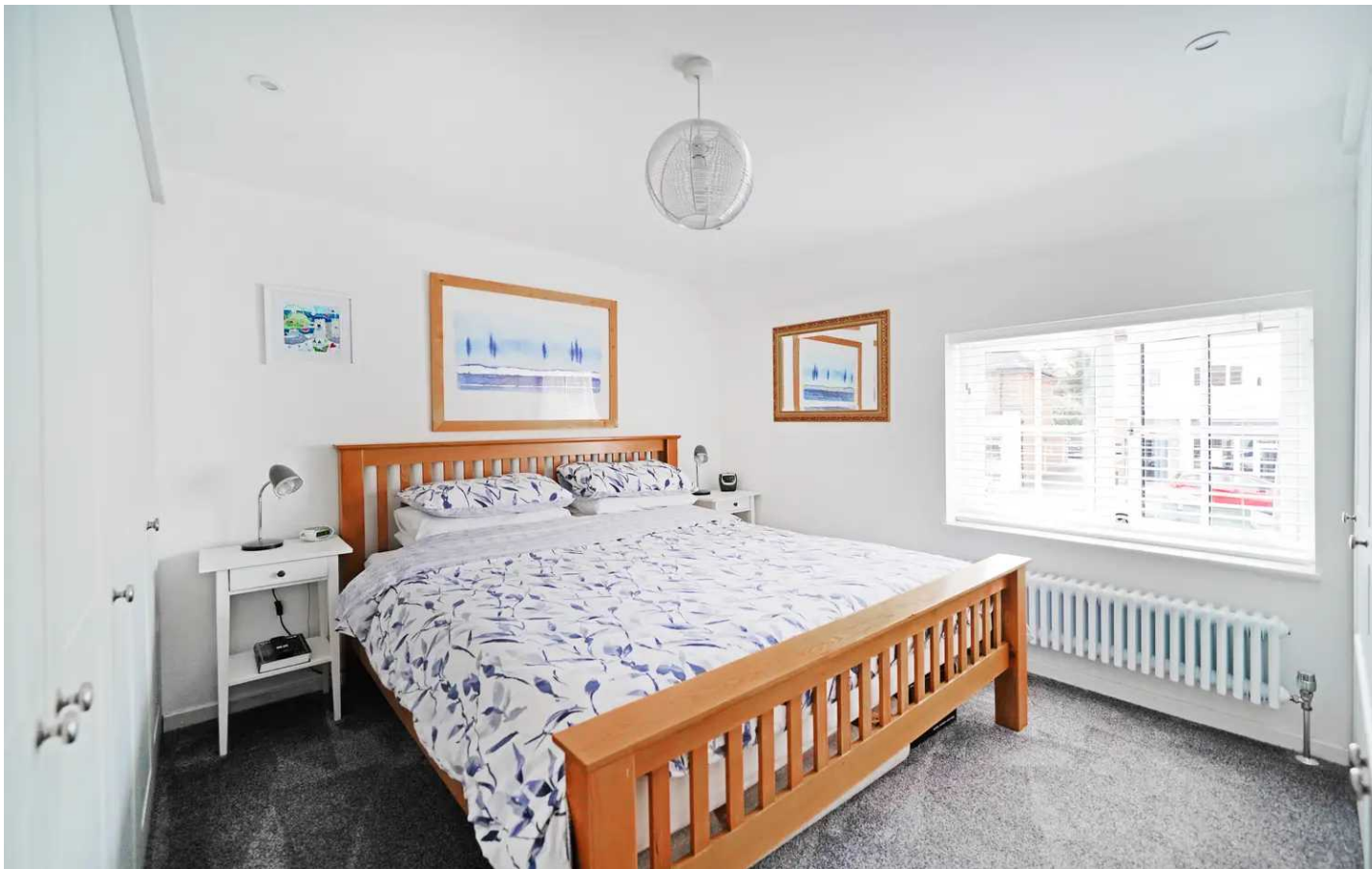


PROPERTY LOCATION

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: D

Tenure: Freehold



- Located In The Heart Of Knowle Village
- Stunning Three Bedroom Detached Cottage
- Beautifully Presented Throughout
- Open Plan Kitchen / Dining / Family Room
- Off Road Parking For Two Vehicles
- Family Bathroom With Separate Bath and Shower Plus Underfloor Heating
- Side Courtyard & Landscaped Rear Garden
- Versatile Garden Room Added By Present Owners

LIVING ROOM

12' 2" x 12' 0" (3.70m x 3.65m)

WC

KITCHEN / DINER

18' 1" x 12' 0" (5.50m x 3.65m)

FAMILY ROOM

9' 10" x 8' 2" (3.00m x 2.50m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 12' 0" (3.65m x 3.65m)

BEDROOM TWO

12' 0" x 6' 11" (3.65m x 2.10m)

BEDROOM THREE

8' 8" x 5' 7" (2.65m x 1.70m)

BATHROOM

8' 8" x 6' 11" (2.65m x 2.10m)

TOTAL SQUARE FOOTAGE

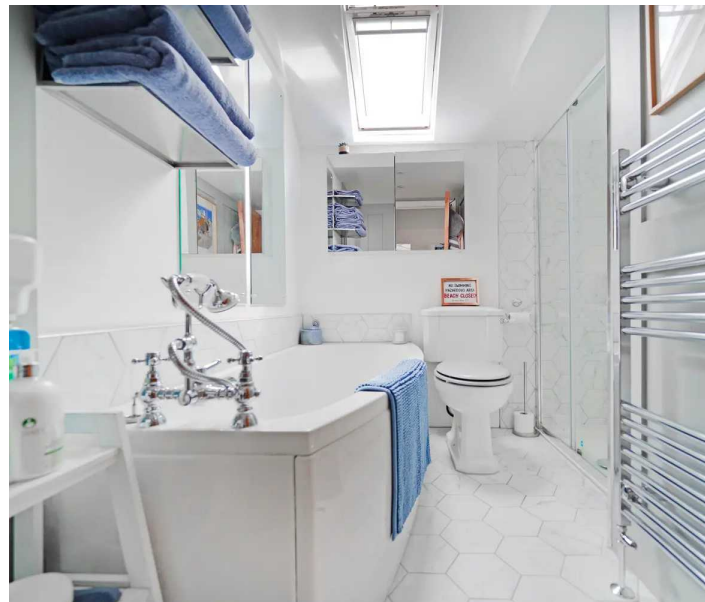
Total floor area: 77.0 sq.m. = 829 sq.ft. approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

SIDE COURTYARD

GARDEN ROOM





STORAGE SHEDS

BIN STORE

OFF ROAD PARKING FOR TWO VEHICLES

ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, extractor, Neff microwave, Lamona fridge freezer, Lamona dishwasher, Lamona washing machine, all carpets, all blinds, fitted wardrobes in one bedroom, electric underfloor heating in the bathroom, a garden shed and a summerhouse/garden room.

ADDITIONAL INFORMATION

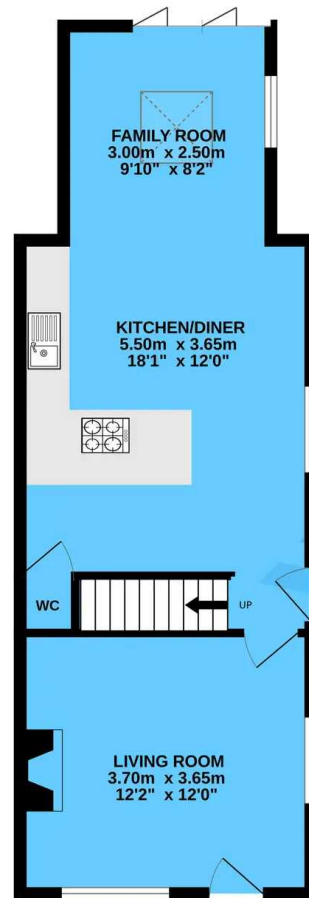
Services - mains gas, electricity and mains sewers.
Broadband - Talk Talk.

MONEY LAUNDERING REGULATIONS

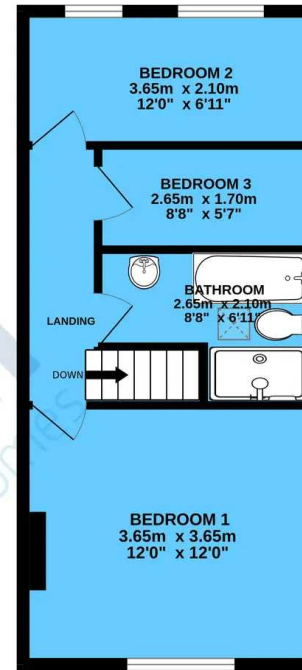
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 77.0 sq.m. (829 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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