



Warwick Road, Knowle

Guide Price £850,000







## PROPERTY OVERVIEW

Situated in a sought-after, this striking five bedroom semi-detached house offers an exceptional living space on a large corner plot. The property has been extensively extended to create a spacious and versatile home, ideal for a growing family, just a stones throw away from Knowle High Street. As you approach the property, you are greeted by a large gated in and out driveway, providing ample parking space for multiple vehicles. The exterior is equally impressive, boasting a rear balcony off the principal bedroom which offers a perfect spot to enjoy the views and a garden pod/bar, providing a unique outdoor entertaining area. Upon entering the property, you are welcomed into a light and airy hallway that leads to the heart of the home. The modern kitchen/diner is sure to impress, featuring integrated appliances, lots of storage and ample space for dining, which leads to a useful utility room and downstairs shower room leading to a double garage. Off the main hallway is a good sized study and a large lounge with a feature fireplace and French doors leading to the patio, the lounge also leads to a bright dining room located at the front of the property.







The property offers five double bedrooms, each thoughtfully designed to provide comfort and privacy. Three well-appointed bathrooms (one of which is downstairs) ensuring convenience for all residents and guests alike. Conveniently located within walking distance to Knowle Village, residents can enjoy easy access to a range of local amenities, including shops, restaurants, and schools. The property is also well-connected to major transport links, making it an ideal choice for commuters. In summary, this exceptional property offers a rare opportunity to own a spacious and stylish home in a desirable location. With its extensive living space, high-quality fixtures, and convenient amenities nearby, this property is sure to appeal to those seeking a modern and comfortable lifestyle. Don't miss the chance to make this stunning property your own - schedule a viewing today and experience the luxury and convenience it has to offer.

- Five Bedroom Extended Property
- Large Corner Plot
- Large Gated Driveway
- Balcony
- Garden Pod / Bar
- Three Bathrooms
- Walking Distance to Knowle Village
- Modern Kitchen/Diner







## 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





## **PORCH**

## **HALLWAY**

## **LOUNGE**

19' 4" x 11' 4" (5.89m x 3.45m)

## **DINING ROOM**

11' 2" x 6' 9" (3.40m x 2.06m)

## **STUDY**

13' 1" x 7' 5" (3.99m x 2.26m)

## **KITCHEN/DINER**

15' 9" x 10' 6" (4.80m x 3.20m)

## **UTILITY ROOM**

11' 6" x 8' 6" (3.51m x 2.59m)

## **SHOWER ROOM**

## **INTEGRAL DOUBLE GARAGE**

17' 5" x 15' 9" (5.31m x 4.80m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

15' 1" x 13' 5" (4.60m x 4.09m)

## **ENSUITE**

8' 2" x 5' 9" (2.49m x 1.75m)

## **BALCONY**

10' 7" x 9' 2" (3.23m x 2.79m)

## **BEDROOM TWO**

13' 11" x 11' 2" (4.24m x 3.40m)

## **BEDROOM THREE**

15' 7" x 11' 2" (4.75m x 3.40m)



**BEDROOM FOUR**

10' 7" x 9' 0" (3.23m x 2.74m)

**BEDROOM FIVE**

10' 6" x 7' 7" (3.20m x 2.31m)

**SHOWER ROOM**

7' 5" x 6' 5" (2.26m x 1.96m)

**OUTSIDE THE PROPERTY****GARDEN POD/BAR**

26' 7" x 9' 10" (8.10m x 3.00m)

**TOTAL SQUARE FOOTAGE**

218 sq.m (2347 sq.ft) approx.

**GARDEN WITH PATIO AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Hotpoint fridge/freezer, all carpets, some blinds, fitted wardrobes in two bedrooms, garden shed and electric garage door.

**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media. Loft space - with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

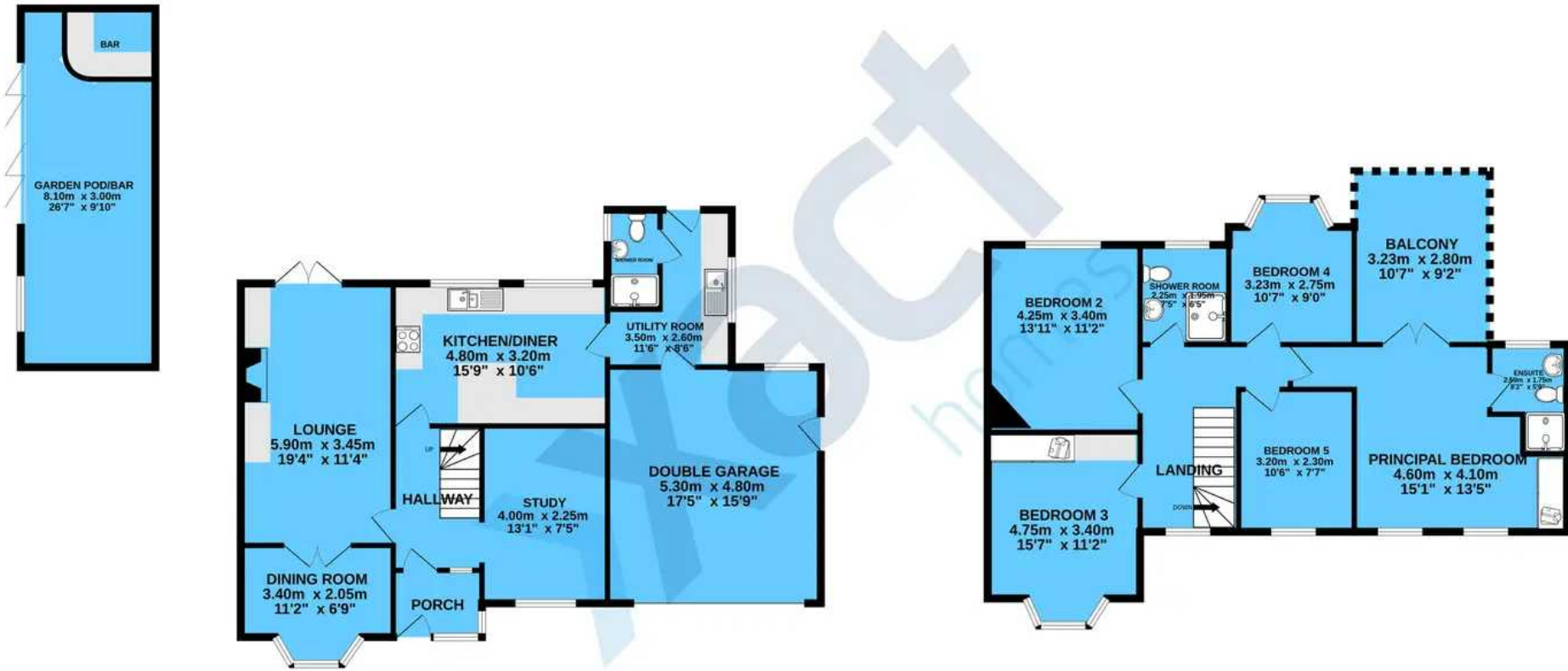
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 218.0 sq.m. (2347 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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