



## Lightwood Close, Knowle

Guide Price £700,000





## PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac in the village of Knowle, this extended five-bedroom detached property offers an exceptional opportunity for potential buyers. Boasting a prime corner plot with a south-facing garden, this home presents an idyllic setting. Upon entering the property via the well proportioned hall, a sense of space and light greets you, particularly with the dual aspect lounge with separate dining area. The kitchen has already been extended to create a breakfast kitchen. Off the kitchen is a large useful utility room. The ground floor also benefits from a large W/C which is located off the entrance hallway. Upstairs there are five good size bedrooms, four of the bedrooms are serviced by a large family bathroom and the fifth bedroom has the benefit of an en-suite bathroom. The entire property has ample storage provide by lots of cupboard space, fitted wardrobes in three of the five bedrooms and a covered side passage way. Situated in the highly regarded Arden Academy catchment area, this property presents an excellent opportunity for families seeking a home within a reputable school catchment area.



Furthermore, the property's proximity to Knowle village ensures residents are within walking distance of a range of amenities, including shops, restaurants, and green spaces, enhancing convenience and quality of life. In summary, this extended five-bedroom detached property represents an exciting opportunity, with its great potential for further development, along with its prime corner plot and south-facing garden.

#### 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





- Extended Five Bedroom Detached
- Great Potential STPP
- South Facing Garden
- Plot In Corner Area Of The Cul-de-Sac
- En-Suite Bathroom
- Arden Academy Catchment
- Walking Distance To Knowle Village

#### **HALL**

#### **WC**

7' 7" x 4' 3" (2.31m x 1.30m)

#### **LOUNGE/DINER AREA**

#### **LOUNGE**

23' 0" x 11' 2" (7.01m x 3.40m)

#### **DINING AREA**

15' 5" x 8' 0" (4.70m x 2.44m)

#### **BREAKFAST KITCHEN**

16' 1" x 14' 9" (4.90m x 4.50m)

#### **UTILITY**

7' 9" x 5' 5" (2.36m x 1.65m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 4" x 11' 10" (3.76m x 3.61m)

#### **BEDROOM TWO**

12' 2" x 11' 2" (3.71m x 3.40m)

#### **BEDROOM THREE**

10' 4" x 8' 4" (3.15m x 2.54m)

#### **BEDROOM FOUR**

8' 10" x 7' 3" (2.69m x 2.21m)

#### **BATHROOM**

7' 7" x 7' 3" (2.31m x 2.21m)

**BEDROOM FIVE**

16' 1" x 7' 9" (4.90m x 2.36m)

**ENSUITE**

7' 9" x 7' 3" (2.36m x 2.21m)

**OUTSIDE THE PROPERTY****GARAGE**

17' 9" x 8' 2" (5.41m x 2.49m)

**TOTAL SQUARE FOOTAGE**

172.8 sq.m (1860 sq.ft) approx.

**CARPORT****GARDEN****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, Neff fridge, Neff freezer, Neff dishwasher, all carpets and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

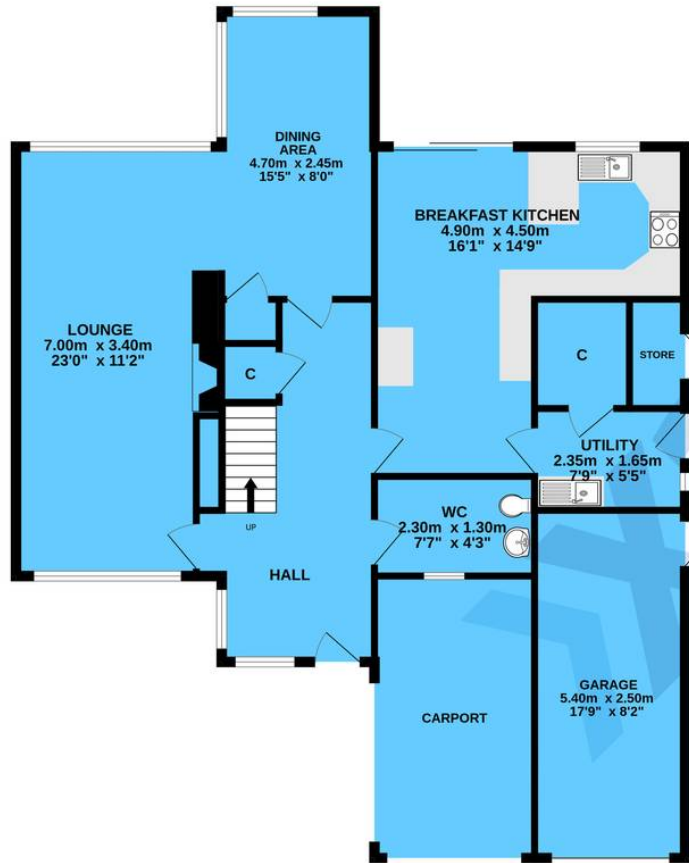
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - fibre optic. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

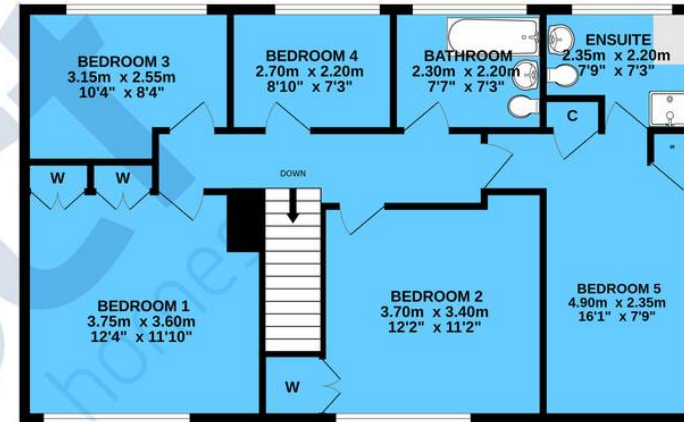
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 172.8 sq.m. (1860 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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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

