



Tilehouse Green Lane, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

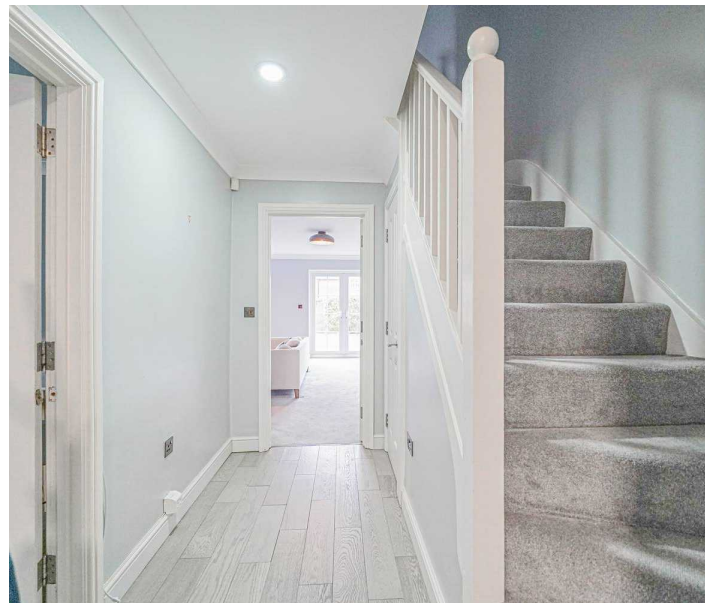
Presenting a rare opportunity to acquire a stunning, modernised mid-terraced house in the sought-after area of Knowle, this property boasts elegance and contemporary living at its finest. This impeccable four-bedroom terrace property has been tastefully renovated throughout, providing a luxurious and comfortable living space. Upon entering, you are greeted by a newly fitted breakfast kitchen at the front of the property, exuding sophistication and functionality. The kitchen sets the tone for the rest of the home, offering a seamless flow from the heart of the house to the living areas. The spacious layout is perfect for both entertaining guests and every-day living. The property features four generously sized double bedrooms, each offering ample space and natural light for a tranquil ambience. Three modern bathrooms cater to the needs of the household, two of them being en-suite, provide convenience and privacy. Additionally, a downstairs WC adds to the practicality of the home. Parking is made easy with a allocated parking for two vehicles and a single garage situated to the rear of the property, secured behind gates for added peace of mind. This feature is a rare find and adds to the overall convenience and value of the property.





Located in the picturesque village of Knowle, residents have access to a range of amenities and excellent transport links, making it an ideal location for families and professionals alike. Furthermore, the property falls within the highly regarded Arden Academy catchment area, providing top-tier education opportunities for young residents. For those seeking a low-maintenance lifestyle, the property offers a westerly facing garden, perfect for enjoying the outdoors and soaking up the afternoon sun without the hassle of extensive upkeep. In conclusion, this modernised four-bedroom mid-terraced house presents a unique opportunity to own a stylish and contemporary property in a desirable location. With its thoughtful design, convenient features, and prime setting, this home is sure to impress even the most discerning buyers.

- Four Bedroom Terrace Property Which Has Been Modernised Throughout
- No Upward Chain
- Newly Fitted Breakfast Kitchen To The Front Of The Property
- Four Large Double Bedrooms
- Three Well Appointed Modern Bathrooms Of Which Two Are En-Suite And A Downstairs W/C
- Allocated Parking And Single Garage To The Rear Set Behind Gates
- Situated In The Village Of Knowle With Great Transport Links And Amenities
- Located In The Arden Academy Catchment Area
- Low Maintenance Westerly 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

HALL

WC

LIVING ROOM

18' 1" x 16' 5" (5.51m x 5.00m)

BREAKFAST KITCHEN

16' 5" x 9' 10" (5.00m x 3.00m)



FIRST FLOOR

BEDROOM TWO

14' 1" x 11' 2" (4.29m x 3.40m)

ENSUITE

BEDROOM THREE

15' 5" x 11' 2" (4.70m x 3.40m)

BEDROOM FOUR

11' 6" x 7' 10" (3.51m x 2.39m)

BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

SECOND FLOOR

BEDROOM ONE

24' 7" x 14' 5" (7.49m x 4.39m)

ENSUITE

TOTAL SQUARE FOOTAGE

147.6 sq.m (1589 sq.ft) approx.

OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN

GARAGE

TWO ALLOCATED PARKING SPACES

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, blinds and light fittings and electric garage door.

ADDITIONAL INFORMATION

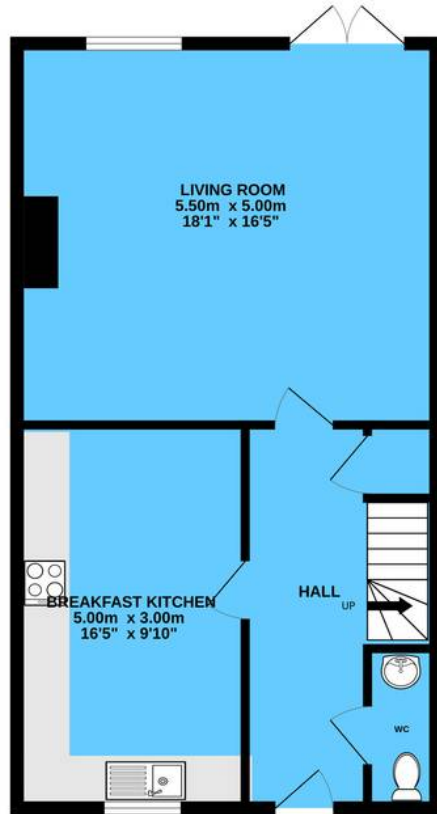
Services - water meter, mains gas, electricity and sewers. Broadband - Fibre BT - fibre optic. Loft space - boarded. Service charge - £500 pa.

MONEY LAUNDERING REGULATIONS

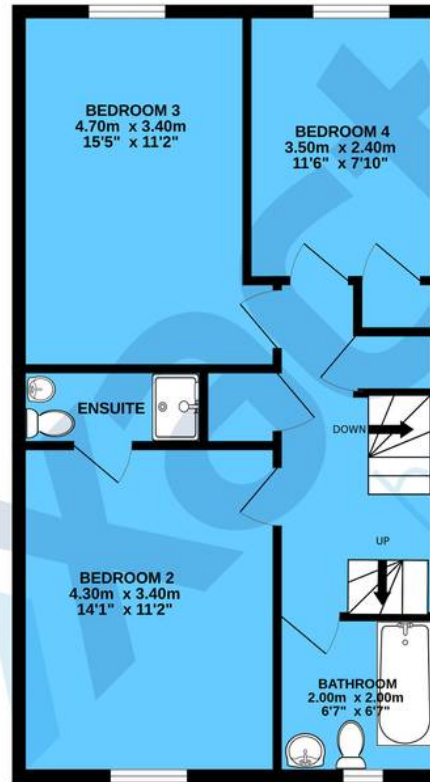
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



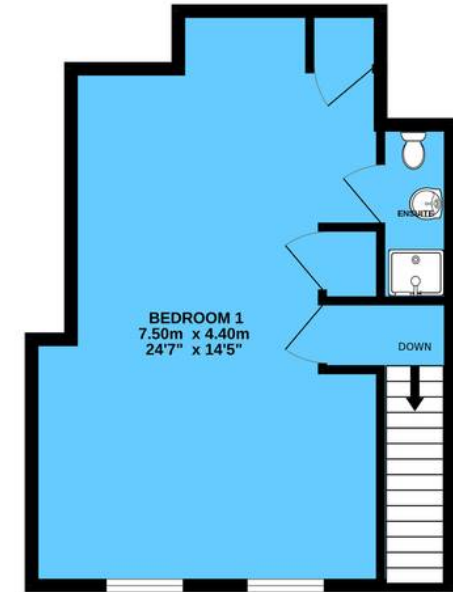
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 147.6 sq.m. (1589 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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