



## Alveston Grove, Knowle

Guide Price £800,000





## PROPERTY OVERVIEW

Magnificently extended, this breathtaking five-bedroom, four-bathroom detached property proudly stands on an impressive corner plot, featuring a vast array of desirable features that are sure to captivate even the most discerning of buyers. Offered to the market with the added benefit of no upward chain, this exclusive residence is offers an unparalleled family home all set within the heart of Knowle.

Upon arrival, the property presents itself behind a sizeable block-paved driveway, providing an abundance of parking space as well as a convenient garage/store. The ground floor beckons with two well-appointed reception rooms serving as a lounge and family room, with a versatile bedroom boasting the luxury of an en-suite bathroom. Further enhancing the appeal of the main level is an impressive open-plan kitchen/diner complete with a living area, a feature island / breakfast bar with quartz work surface and a range of integrated appliances. In addition, the kitchen boasts underfloor heating and two sets of bi-fold doors that seamlessly open onto the rear garden – a serene South Easterly facing and landscaped garden awaits.





Venturing upstairs reveals the remaining four generously-sized double bedrooms, with two benefiting from en-suite bathrooms and the others served by a luxurious family bathroom. The piece de resistance, the principal suite situated at the front of the property, boasts a large walk-in wardrobe and a beautifully appointed en-suite shower room. Step outside to discover the South Easterly facing rear garden, featuring a full-width patio and garden room, creating an exquisite outdoor setting perfect for relaxation and entertainment. Boasting an enviable location within the renowned Arden Academy catchment area, this property is perfectly positioned within walking distance of Knowle High Street and all of its amenities, ensuring that convenience and quality of life are fully catered to for the fortunate new owners. Don't miss this exceptional opportunity to embrace a lifestyle of luxury and comfort in this remarkable residence.

#### 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: E

Tenure: Freehold

- Significantly Extended Five Bedroom Four Bathroom Detached Property Set On A Impressive Corner Plot
- Offered To The Market With The Benefit Of No Upward Chain
- The Property Is Set Behind A Large Block Paved Driveway Providing Ample Parking And A Garage / Store
- Downstairs The Property Is Comprised Of Two Reception Rooms Used As A Lounge And Family Room And A Versatile Bedroom Benefitting From An En-Suite Bathroom
- Additionally Downstairs Is An Impressive Open Plan Kitchen/Diner With Underfloor Heating And Bi-Fold Doors Opening Onto The Rear Garden
- Upstairs The Property Features The Remaining Four Double Bedrooms Two Of Which Benefit En-Suite Bathrooms With The Other Two Bedrooms Serviced By A Luxury Family Bathroom
- The Principal Suite Located At The Front Of The Property Features A Large Walk-In-Wardrobe And A Well Appointed En-Suite
- The South Easterly Facing Rear Garden Highlights A Full Width Patio And Garden Room



## HALL

### LOUNGE

16' 0" x 10' 3" (4.88m x 3.12m)

### FAMILY ROOM

13' 9" x 8' 4" (4.19m x 2.54m)

### KITCHEN/DINER

21' 10" x 15' 2" (6.65m x 4.62m)

### UTILITY ROOM

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

### BEDROOM FIVE

10' 5" x 10' 0" (3.18m x 3.05m)

### ENSUITE

6' 11" x 4' 1" (2.11m x 1.24m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

15' 11" x 12' 4" (4.85m x 3.76m)

### WALK IN WARDROBE

### ENSUITE

9' 4" x 5' 3" (2.84m x 1.60m)

### BEDROOM TWO

15' 3" x 11' 3" (4.65m x 3.43m)

### BEDROOM THREE

13' 2" x 10' 7" (4.01m x 3.23m)

### BEDROOM FOUR

12' 0" x 11' 2" (3.66m x 3.40m)

### ENSUITE

8' 4" x 3' 9" (2.54m x 1.14m)

**BATHROOM**

10' 4" x 7' 1" (3.15m x 2.16m)

**TOTAL SQUARE FOOTAGE**

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

**OUTSIDE THE PROPERTY****GARAGE/STORE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

AEG integrated oven, integrated hob, extractor, AEG microwave, Samsung fridge/freezer, AEG dishwasher, washing machine, tumble dryer, underfloor heating, electric garage door, all carpets, curtains, blinds and light fittings, CCTV and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

Services - mains electricity, sewers and water.  
Broadband - FTTP (fibre to the premises). Loft space - part boarded.



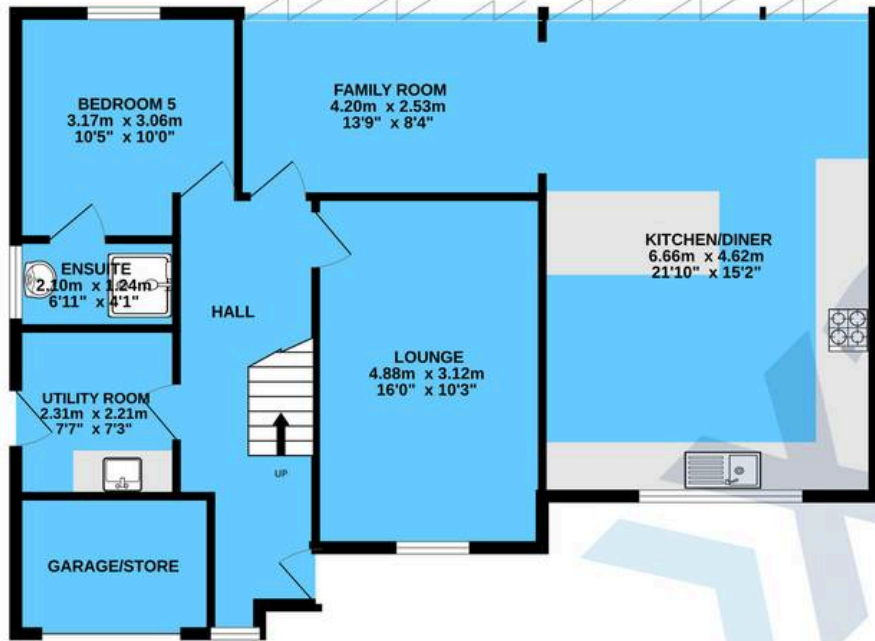
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR



1ST 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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**Xact Homes**

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