



Lodge Road, Knowle

Offers Over £660,000

**xact**  
HOMES



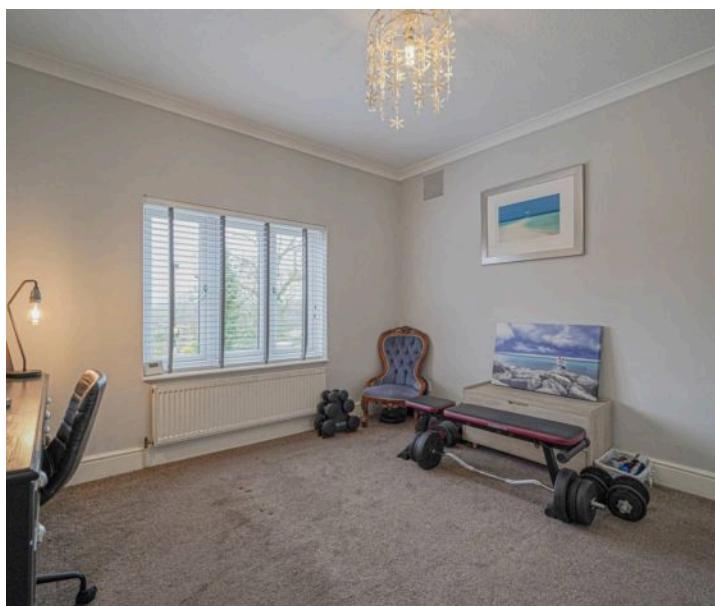
## PROPERTY OVERVIEW

Nestled in the heart of Knowle, this immaculately extended four double bedroom semi-detached cottage presents a rare opportunity for those seeking a harmonious blend of traditional charm and contemporary living.

Approaching the property, you are greeted by a block-paved driveway offering parking space and leading to an integral garage. The front entrance opens to a generously proportioned lounge accented with a feature log-burning fireplace, creating a warm and inviting ambience for relaxation.

The rear of the residence unveils a stunning extension comprising a modern kitchen, dining, and family room, seamlessly flowing together to create a versatile living space ideal for both family gatherings and casual entertaining. Adjacent to this area is a large utility room providing practicality and additional storage solutions and a wet room.

Ascending to the first floor, three double bedrooms await, all of which are enhanced with fitted wardrobes, offering ample storage options. These bedrooms are serviced by a well-appointed family bathroom boasting a separate shower and a luxurious bath, providing a private sanctuary for relaxation.





Ascending to the second floor, the spacious principal suite awaits, offering a tranquil retreat with ample fitted storage and a modern en-suite wet room, exuding sophistication and comfort.

Concluding the tour of the residence is the large landscaped garden at the rear, boasting a full-width patio ideal for al fresco dining and providing a lush backdrop for outdoor enjoyment and relaxation.

Perfectly positioned in the bustling heart of Knowle, this property is just minutes away from an array of local amenities, ensuring convenience and easy access to essential services and recreational facilities.

In summary, this exceptional semi-detached cottage represents a unique opportunity to embrace an elevated standard of living within a coveted location, where traditional charm meets contemporary luxury, creating the perfect abode for discerning buyers seeking a premium lifestyle experience.





- Immaculately Extended Four Double Bedroom Semi-Detached Cottage In The Heart Of Knowle
- Set Behind A Block Paved Driveway Supported By An Integral Garage
- To The Front Of The Property Is A Large Lounge With Feature Log Burning Fireplace
- Set At The Rear Of The Property Is An Immaculately Extended And Refurbished Kitchen, Dining, Family Room Which Is Supported By a Large Utility / Garage Area
- To The First Floor Are Three Double Bedrooms, All Of Which Afford Fitted Wardrobes, Supported By A Well Appointed Family Bathroom With Separate Shower & Bath
- Located On The Second Floor Is The Large Principal Suite With Ample Fitted Storage And A Modern En-Suite Wet Room
- To The Rear Of The Property Is A Large Landscaped Garden Which Features A Full Width Patio And Additional Rear Access
- Located In The Heart Of Knowle, Minutes Away From All Local Amenities





## 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



## ENTRANCE PORCH

### LOUNGE

23' 5" x 11' 10" (7.15m x 3.60m)

### KITCHEN / DINING / FAMILY ROOM

21' 6" x 20' 4" (6.55m x 6.20m)

### UTILITY

7' 1" x 3' 3" (2.15m x 1.00m)

### WET ROOM

7' 1" x 4' 3" (2.15m x 1.30m)

### UTILITY / STORE / GARAGE

16' 7" x 11' 0" (5.05m x 3.35m)

## FIRST FLOOR

### BEDROOM TWO

12' 0" x 11' 0" (3.65m x 3.35m)

### BEDROOM THREE

11' 8" x 11' 0" (3.55m x 3.35m)

### BEDROOM FOUR

11' 6" x 11' 2" (3.50m x 3.40m)

### BATHROOM

10' 10" x 6' 7" (3.30m x 2.00m)

## SECOND FLOOR

### PRINCIPAL BEDROOM

17' 9" x 15' 5" (5.40m x 4.70m)

### ENSUITE

5' 11" x 4' 7" (1.80m x 1.40m)

### TOTAL SQUARE FOOTAGE

179.7 sq.m (1934 sq.ft) approx.

### OUTSIDE THE PROPERTY

### DRIVEWAY PARKING

### LANDSCAPED GARDEN

### FULL WIDTH PATIO



#### ITEMS INCLUDED IN THE SALE

Two Bosch integrated ovens, Bosch integrated 5 ring induction hob, kitchen extractor, microwave, integrated fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, underfloor heating, garden shed and a 2025 electric car charging point.

#### ADDITIONAL INFORMATION

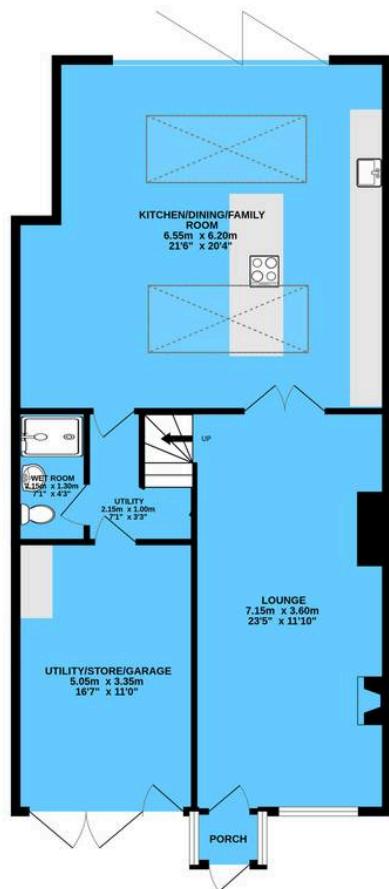
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

#### INFORMATION FOR POTENTIAL BUYERS

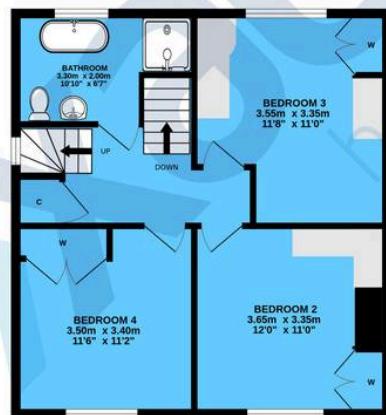
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



2ND FLOOR



TOTAL FLOOR AREA : 179.7 sq.m. (1934 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](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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