



Arrow Close, Knowle

Guide Price £695,000

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PROPERTY OVERVIEW

This immaculately presented four bedroom detached property which has been significantly updated and extended by the existing owners is set on a quiet cul-de-sac in Knowle just a short distance from all local amenities and schools. A particular feature of the property is the magnificent premium German open plan kitchen / dining and family room which has been comprehensively remodeled and includes fully integrated appliances, Quartz worktops, a breakfast bar / island and an abundance of natural light throughout courtesy of a set of sky lights and bi-fold doors opening out to the rear garden. The remainder of the ground floor is made up of a spacious living room; a practical utility room with fitted units; a downstairs toilet; and a single garage. The first floor is made up of four bedrooms, one of which is a large principal bedroom with ample space for free standing furniture and a walk-in wardrobe and ensuite bathroom. All remaining bedrooms are serviced by a family bathroom, with bedroom four offering the versatility to be used as a home office. Outside the property enjoys a block paved driveway providing parking for multiple vehicles and a lawn garden to the rear with a patio seating area. To view this excellent property call Xact Homes today on 01564 777 284.



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

- Four Bedroom Detached Property
- Updated & Extended By Existing Owners
- Open Plan Kitchen / Diner & Family Room
- Living Room
- Principal Bedroom With Ensuite & Walk-In Wardrobes
- Garage & Driveway Parking For Multiple Vehicles
- Garden With Patio Seating Area
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ENCLOSED PORCH

ENTRANCE HALLWAY

WC

UTILITY

KITCHEN/DINER

23' 9" x 12' 8" (7.25m x 3.85m)

FAMILY ROOM

15' 1" x 12' 2" (4.60m x 3.70m)

LIVING ROOM

11' 10" x 15' 1" (3.60m x 4.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

8' 4" x 13' 1" (2.55m x 4.00m)

WALK IN WARDROBE

ENSUITE

8' 4" x 5' 7" (2.55m x 1.70m)

BEDROOM TWO

8' 6" x 14' 9" (2.60m x 4.50m)

BEDROOM THREE

8' 6" x 10' 10" (2.60m x 3.30m)

BEDROOM FOUR

6' 7" x 9' 10" (2.00m x 3.00m)

BATHROOM

6' 3" x 7' 7" (1.90m x 2.30m)



OUTSIDE THE PROPERTY

GARAGE

19' 0" x 8' 2" (5.80m x 2.50m)

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

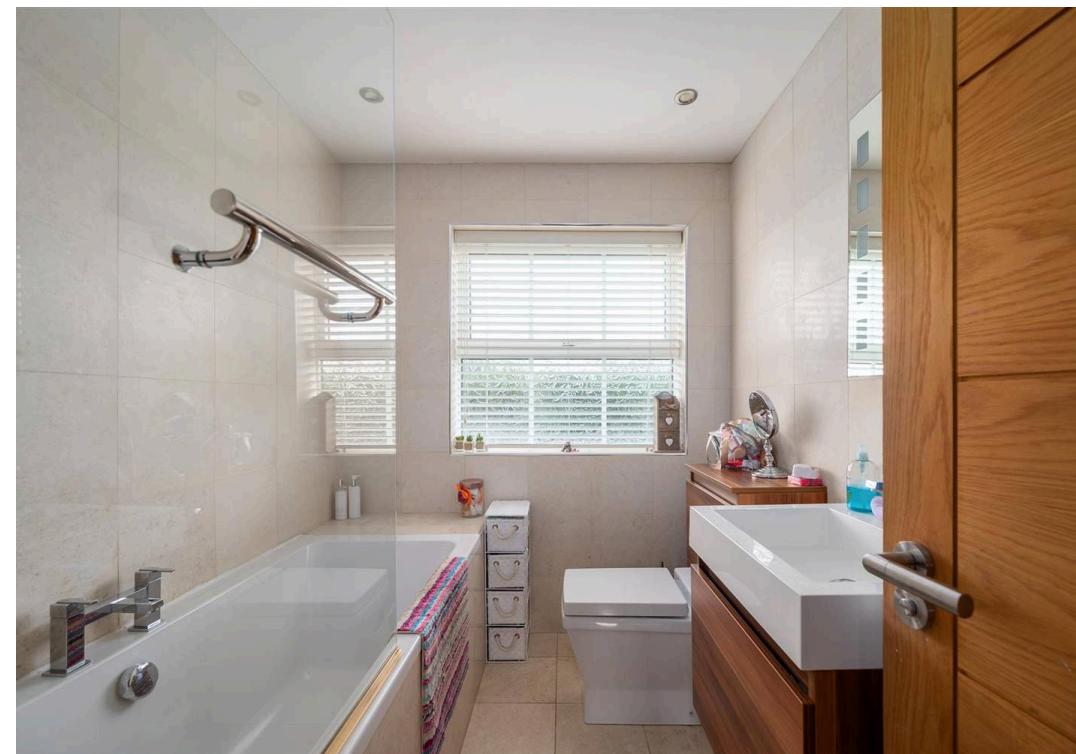
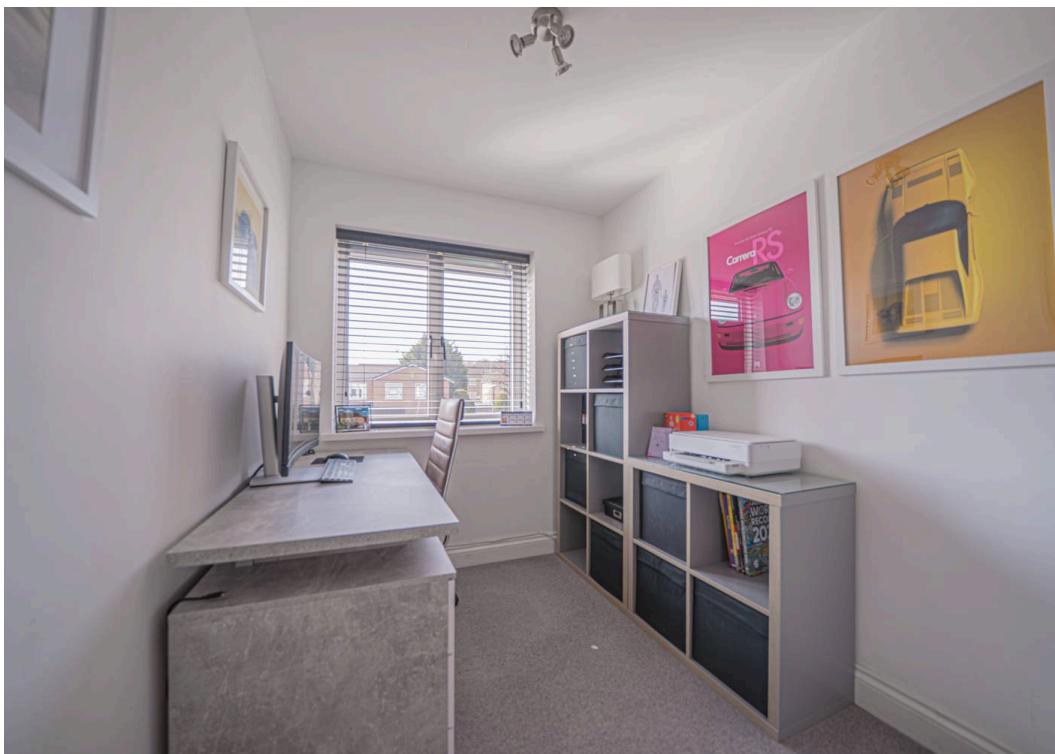
De Dietrich integrated oven, De Dietrich integrated hob, extractor, De Dietrich microwave, AEG fridge freezer, Bosch dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, all light fittings and Hormann electric garage door

ADDITIONAL INFORMATION

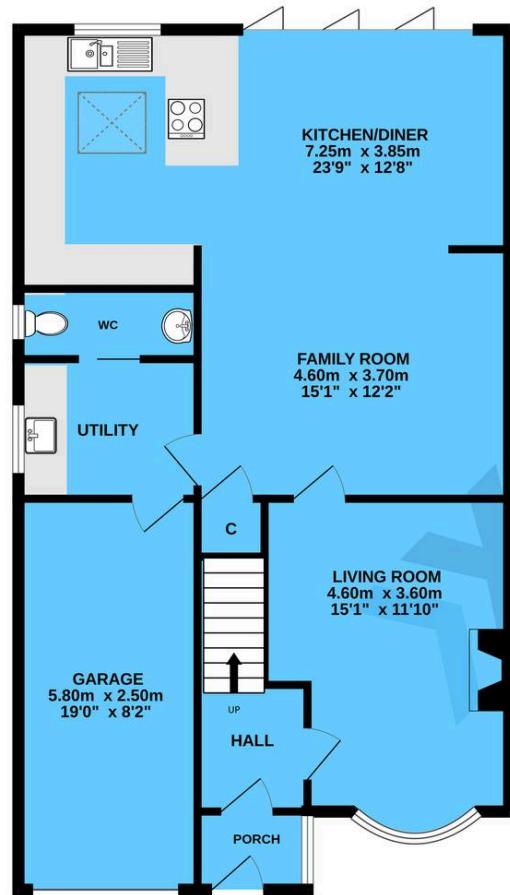
Services – water on a meter, mains gas, electricity and mains sewers Broadband – FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

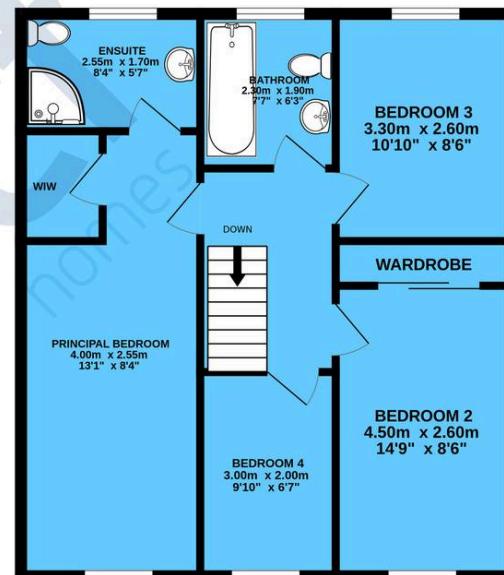
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



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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