



Bridge Meadow Drive, Knowle

Guide Price £825,000







## PROPERTY OVERVIEW

This impressive extended five bedroom detached house offers spacious and flexible accommodation, ideal for modern family living.

The property features a welcoming entrance hall that leads to a generous living room and dining area, perfect for relaxing or entertaining guests. There is also a separate family room, providing additional space for leisure or for use as a playroom. The re-fitted breakfast kitchen is equipped with contemporary units and quality appliances, making it the heart of the home for cooking and casual dining. A practical utility room and convenient guest WC complete the ground floor accommodation.

Upstairs, you will find five well-proportioned bedrooms. Two of these benefit from their own en-suite shower rooms, offering privacy and convenience. The remaining bedrooms are served by a stylish, refitted family bathroom.

Practical features include a double garage and driveway parking, ensuring ample space for vehicles and storage. The property has been thoughtfully updated throughout, with modern finishes and neutral décor, creating a welcoming and comfortable environment.







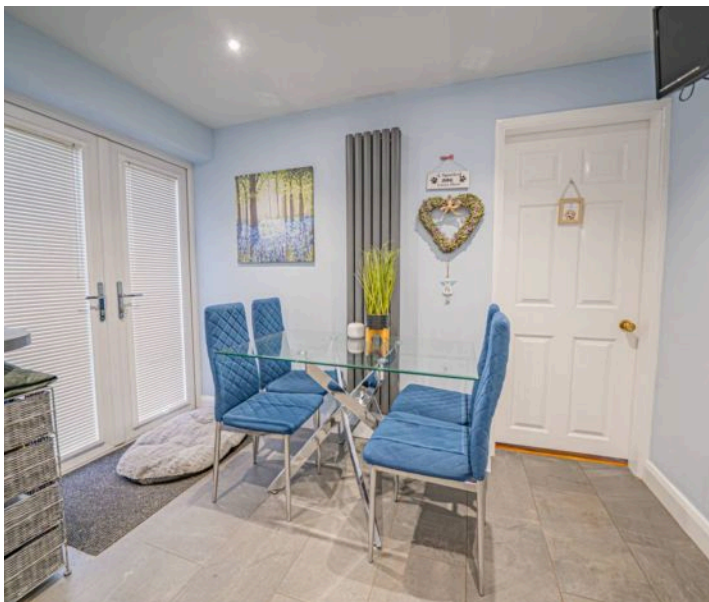
Located in a sought-after residential area, this home is well positioned for access to local amenities, schools, and transport links. With its generous accommodation and high-quality fittings, this five bedroom detached house represents an excellent opportunity for those seeking a spacious and well-presented family home. Early viewing is highly recommended.

#### 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: G

Tenure: Freehold







- Extended Five Bedroom Detached House
- Re-fitted Breakfast Kitchen Supported By A Useful Utility Room
- Living Room, Dining Area & Family Room
- Five Bedrooms (2 x En-Suite)
- Refitted Family Bathroom
- Double Garage & Driveway Parking
- Private Landscaped Rear Garden





## ENTRANCE HALL

## WC

## LIVING ROOM

15' 8" x 13' 2" (4.78m x 4.01m)

## DINING AREA

10' 4" x 9' 5" (3.16m x 2.86m)

## FAMILY ROOM

12' 11" x 12' 8" (3.93m x 3.86m)

## BREAKFAST KITCHEN

20' 4" x 9' 5" (6.19m x 2.87m)

## UTILITY ROOM

7' 5" x 6' 3" (2.25m x 1.91m)

## INTEGRAL DOUBLE GARAGE

15' 9" x 15' 5" (4.81m x 4.69m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

13' 5" x 11' 10" (4.08m x 3.61m)

## ENSUITE

6' 9" x 5' 5" (2.06m x 1.66m)

## BEDROOM TWO

13' 4" x 10' 7" (4.07m x 3.22m)

## ENSUITE

11' 3" x 4' 9" (3.44m x 1.45m)

## BEDROOM THREE

12' 11" x 9' 3" (3.94m x 2.83m)

## BEDROOM FOUR

10' 8" x 8' 11" (3.24m x 2.71m)

## BEDROOM FIVE

9' 2" x 6' 5" (2.79m x 1.95m)

## BATHROOM

13' 1" x 5' 11" (4.00m x 1.80m)

## TOTAL SQUARE FOOTAGE

196.0 sq.m (2108 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LANDSCAPED GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, extractor, fridge, freezer, dishwasher, all carpets, fitted wardrobes in one bedroom, garden shed and electric garage door.

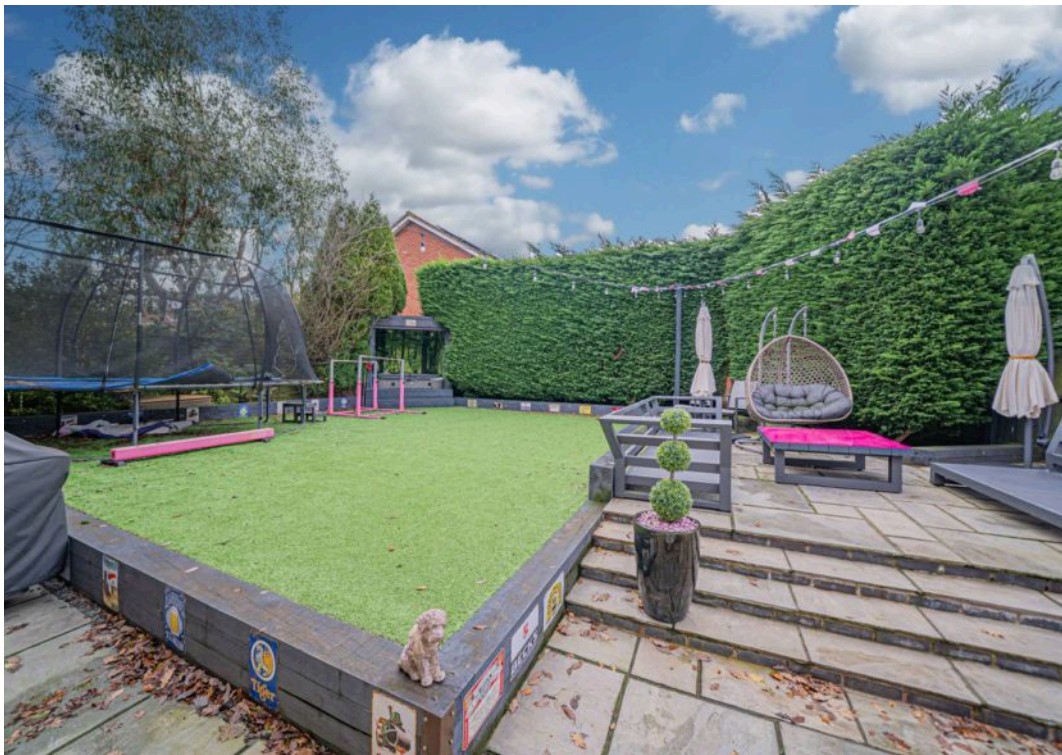
### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Loft – partially boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

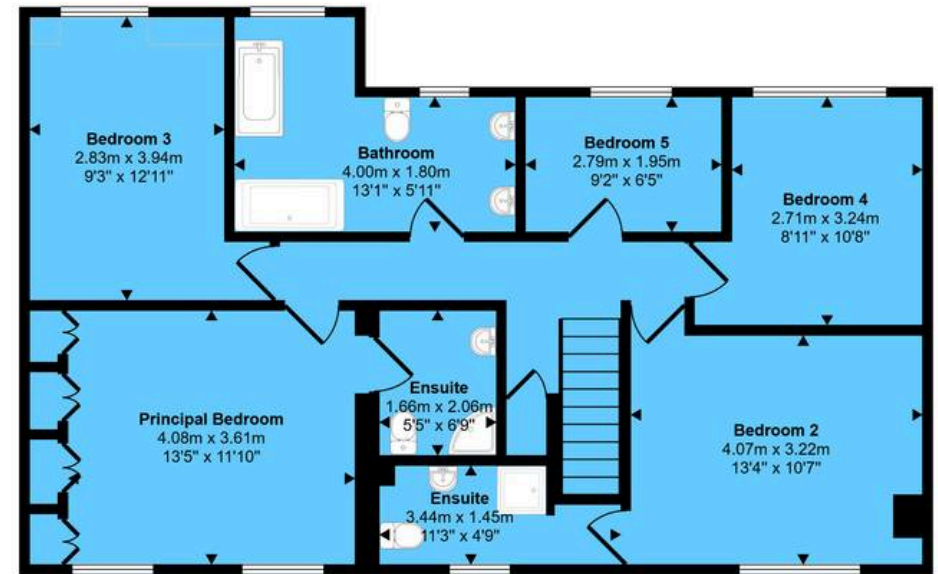
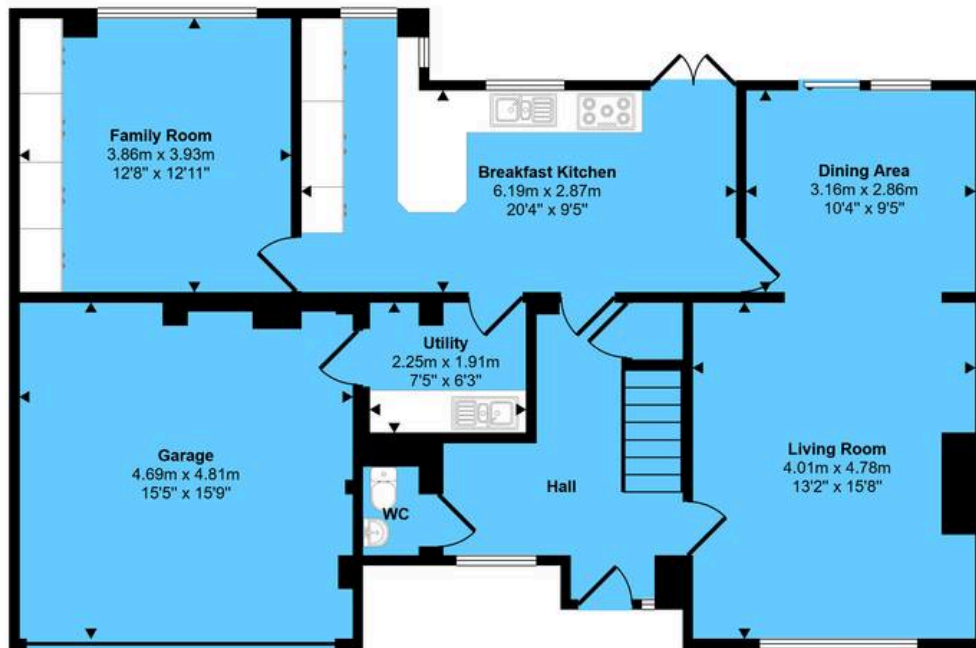
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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







Approx Gross Internal Area  
196 sq m / 2108 sq ft



Ground Floor  
Approx 107 sq m / 1151 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
HOMES

