



St. Lawrence Close, Knowle

Guide Price £575,000





PROPERTY OVERVIEW

This significantly extended four bedroom, three bathroom end terrace house is ideally situated in the heart of Knowle Village, offering a rare combination of spacious family living and modern convenience.

Set behind a neat front lawn and tarmac driveway (supported by a useful garage / store), the property welcomes you into a bright entrance hallway. The ground floor features a generous living room with large windows overlooking the green, creating a light-filled and inviting space for relaxation. A separate study provides a quiet area for work or reading.

To the rear, a contemporary kitchen / diner is equipped with integrated appliances and large sliding doors that open onto the garden, offering a seamless connection between indoor and outdoor living. The kitchen is complemented by a practical utility room and a separate WC, ensuring every family need is catered for.

Upstairs, there are four double bedrooms, each thoughtfully designed for comfort and privacy. Three stylish bathrooms (two of which are en-suite) serve the bedrooms, including a luxurious principal suite with fitted wardrobes and a large en-suite bathroom featuring both a walk-in shower and a free-standing, step-up bath.

The outside space of this property is equally impressive, with a south easterly facing rear garden that enjoys plenty of natural sunlight throughout the day.





The garden is well proportioned, offering ample space for children to play or for entertaining guests. A feature seating area provides the perfect spot for al fresco dining or relaxing with family and friends.

The location is superb, being within walking distance to all the amenities that Knowle has to offer, including shops, cafes, and restaurants. The property is also situated within the prestigious Arden Academy catchment area, making it an excellent choice for families seeking outstanding local schooling.

This is a rare opportunity to acquire a spacious, modern family home in a highly sought after village setting. Early viewing is highly recommended.

- Significantly Extended Four Bedroom, Three Bathroom End Terrace House Located In The Centre Of Knowle Village
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Garage / Store
- Downstairs, The Property Includes A Large Living Room To The Front With Large Windows & Views Over The Green And A Good Size Study
- To The Rear Of The Property Is A Modern Kitchen / Diner With Integrated Appliances & Large Sliding Doors Overlooking The Garden, Supported By A Useful Utility Room & Separate WC
- Upstairs, The Property Benefits From Four Double Bedrooms Which Are Serviced By Three Well-Appointed Bathrooms, Two Of Which Are En-Suite
- The Principal Bedroom Boasts Fitted Wardrobes & A Large En-Suite Bathroom With Both A Walk-In Shower & Free-Standing, Step-Up Bath
- To The Rear Of The Property Is A Well-Proportioned South Easterly Facing Garden With A Feature Seating Area
- Located In The Heart Of Knowle Village, Walking Distance To All Of The Amenities Knowle Has To Offer
- Situated In The Prestigious Arden Academy Catchment Area





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 HALLWAY

LIVING ROOM

20' 8" x 13' 4" (6.29m x 4.07m)

KITCHEN / DINER

23' 10" x 16' 9" (7.27m x 5.10m)

UTILITY ROOM

7' 10" x 5' 1" (2.38m x 1.54m)

WC

STUDY

12' 3" x 7' 2" (3.73m x 2.18m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 7" x 12' 5" (3.83m x 3.79m)

ENSUITE

9' 6" x 6' 6" (2.90m x 1.97m)

BEDROOM TWO

10' 5" x 10' 1" (3.18m x 3.08m)

ENSUITE

6' 5" x 6' 1" (1.95m x 1.86m)

BEDROOM THREE

9' 10" x 9' 9" (2.99m x 2.98m)

BEDROOM FOUR

8' 8" x 8' 6" (2.63m x 2.60m)

BATHROOM

8' 2" x 5' 9" (2.49m x 1.74m)

TOTAL SQUARE FOOTAGE

161.0 sq.m (1734 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE / STORE

7' 9" x 5' 1" (2.36m x 1.55m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH EASTERLY FACING GARDEN

FEATURE SEATING AREA

ITEMS INCLUDED IN THE SALE

Neff (electric) integrated oven, Hotpoint (gas) integrated hob, Hotpoint extractor, Neff microwave, Neff integrated warming drawer, fridge/freezer, Hotpoint dishwasher, underfloor heating, all carpets and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

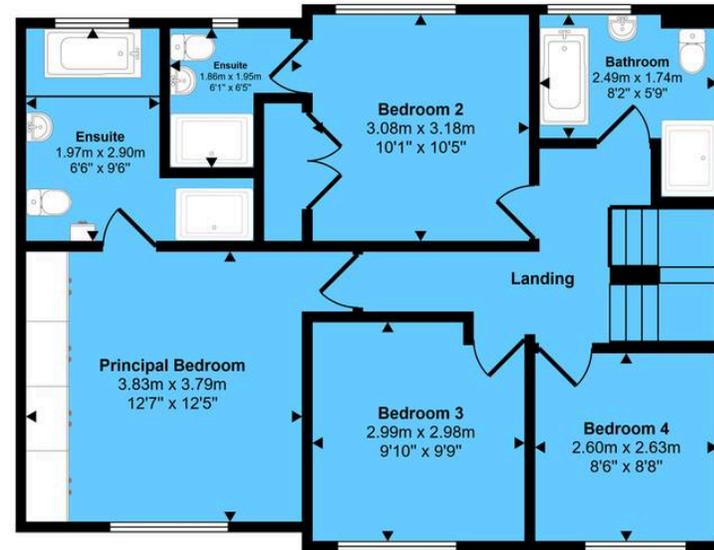
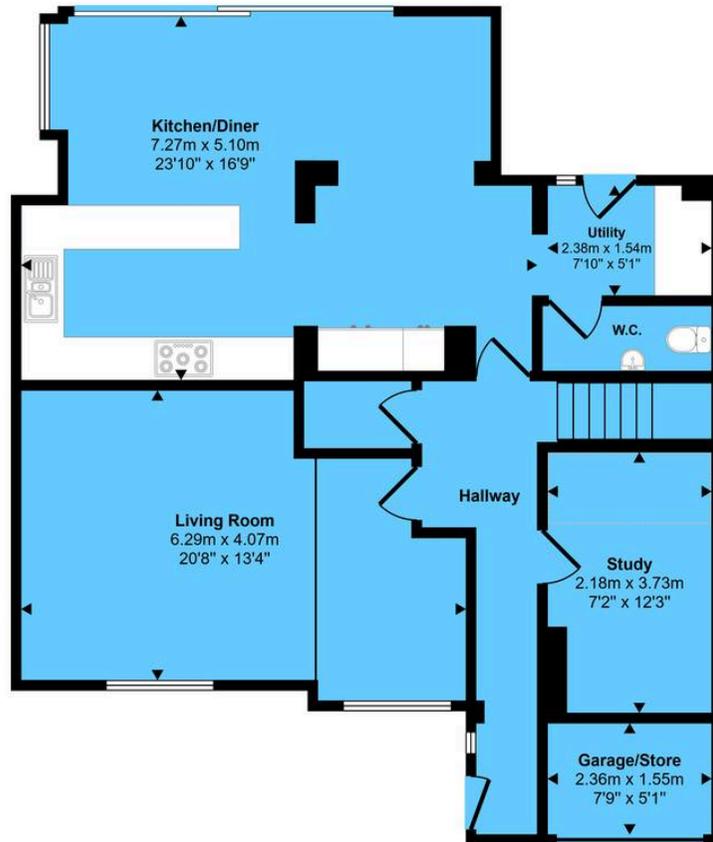
Broadband - cable. Loft space - boarded.

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
161 sq m / 1734 sq ft



First Floor
Approx 70 sq m / 756 sq ft

Ground Floor
Approx 91 sq m / 978 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.

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