



HILLSIDE HOUSE, 50 BAKERS LANE, KNOWLE B93 8PW  
OFFERS IN EXCESS OF £1,250,000







#### PROPERTY OVERVIEW

Standing in gardens and grounds extending to over seven acres, this is a rare opportunity to purchase a period property set in a semi rural and prime location of Knowle and within close proximity to the villages of Knowle and Dorridge. Set in a highly sought after road, the property offers scope for either redevelopment and / or renovation and improvement and benefits from being offered to the market with no upward chain. The property is set behind electronically operated gates and a sweeping driveway and fore gardens leading to a large courtyard with carport providing access into the grounds and various outbuildings including barn, stables and storage. The grounds consist of approximately seven acres that are currently rented as paddocks. Briefly the main residence affords:- entrance porch, dining room, living room, breakfast kitchen, sitting room, family room, large playroom/study, conservatory, utility, downstairs shower room, four bedrooms (master with en-suite), family bathroom and all set with gardens and grounds offering uninterrupted views to the open fields.

#### PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M42 / M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away.



The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



### APPROACH TO THE PROPERTY

The property is set back off Bakers Lane behind electronically operated wrought iron gates leading to a sweeping tarmac driveway with block paved border, lawned foregardens which extend to the side of the property, raised block paved step to a glazed doors leading to the entrance porch and solid wooden front door leading to the main residence.

### COURTYARD

To the side of the property is a large courtyard accessed via a farm style gated entrance which provides access to a carport, and various outbuildings including barn, stables and storage and also to the rear of the property.

### EXTENDED LIVING ROOM

27' 11" x 16' 5" (8.51m x 5.01m) Having been significantly extended to include a feature double glazed bay window and an additional double glazed window to the front elevation, two double radiators, slate built hearth and fire surround with open fire, decorative coved ceiling, two ceiling light points, wall mounted light points, double glazed sliding doors providing access into the conservatory and internal doors leading to :-

### SITTING ROOM

20' 11" x 10' 5" (6.40m x 3.19m) With double glazed sliding doors to the rear patio and double glazed French doors providing access into the conservatory, double radiator, two ceiling light points, decorative coved ceiling and door leading to :-

### CONSERVATORY

22' 6" x 15' 3" (6.86m x 4.65m) Accessed via the living room and sitting room. Built on a decorative dwarf wall and giving views to the gardens and grounds, solid glass roof, fitted blinds, wall mounted light points, double glazed windows to all elevations and double glazed French doors leading to the rear patio and garden.

### UTILITY

16' 0" x 5' 10" (4.89m x 1.79m) With tiled effect flooring, glazed window to the side elevation, space and plumbing for various white good appliances, courtesy door to the rear courtyard and further door leading to :-



### PLAY ROOM/OFFICE/GRANNY ANNEXE

26' 9" x 11' 1" (8.16m x 3.39m) This versatile room could be used as either a playroom and / or a self contained office or granny annexe / teenage suite. With a vaulted ceiling and exposed timber beams, glazed windows to the side elevations, two double radiators, ceiling strip lights and door leading to :-











#### **SHOWER ROOM**

10' 2" x 5' 5" (3.10m x 1.67m) Having been converted into a wet room to incorporate a corner shower with shower over and shower curtain, floor to ceiling tiling, pedestal wash hand basin with chrome mixer tap, close coupled wc, double radiator, loft access, opaque double glazed window to the side elevation and courtesy door leading to the main residence.

#### **BREAKFAST KITCHEN**

17' 3" x 10' 11" (5.28m x 3.34m) Having a range of base, wall and drawer units with roll top worksurface over, double stainless steel sink and drainer with chrome mixer tap, additional wall mounted storage cupboards, four ring Bosch electric hob with integrated extractor fan, double oven, space for various white good appliances, additional china display cabinets, ceiling strip lights, decorative coved ceiling, double glazed windows to the rear and side elevations and door leading to :-

#### **DINING ROOM**

18' 2" (into bay) x 16' 6" (5.55m x 5.03m) Having a double glazed feature bay window to the front elevation, exposed brick built fire surround with integrated log burner, two radiators, decorative coved ceiling, ceiling light point, archway extending to an understair storage cupboard and providing access to the staircase with handrail leading to first floor.

#### **FIRST FLOOR LANDING**

Having stairs with decorative handrail and balustrade providing access to all first floor accommodation, access to the part boarded loft area with lighting, ladder and Velux windows, double radiator and door leading to :-

#### **MASTER BEDROOM**

21' 5" (to wardrobes) x 18' 6" (max)(6.54m x 5.65m) This large and spacious master suite benefits from an extensive fitted wardrobes, double glazed windows to the rear and side elevations, two radiators, wall mounted tv point, three ceiling light points and door leading to :-

#### **EN-SUITE**

9' 2" x 8' 5" (2.81m x 2.57m) Having a large corner shower with shower screen, chrome shower over and floor to ceiling tiling, extended vanity unit with his and her wash hand basin and chrome mixer taps, close coupled wc with concealed cistem, double radiator, shaver point and ceiling light point.

#### **BEDROOM TWO (FRONT)**

13' 11" x 11' 7" (4.26m x 3.54m) This further double bedroom benefits from fitted wardrobes, pedestal wash hand basin with chrome taps, double glazed window to the front elevation, two ceiling light points, single radiator and two wall mounted light points.

#### **BEDROOM THREE**

14' 0" x 11' 7" (4.27m x 3.54m) With double glazed windows to the front and rear elevations, fitted wardrobes, pedestal wash hand basin with chrome taps, two ceiling light points.

#### **BEDROOM FOUR (L SHAPED)**

10' 11" x 8' 6" (3.35m x 2.61m) Currently used as a study with double glazed window to the rear elevation, fitted wardrobes with storage above, ceiling light point and radiator.

#### **FAMILY BATHROOM**

8' 5" x 7' 5" (2.58m x 2.27m) Having a white suite to include a panelled bath with chrome shower and mixer tap over with full height tiling, pedestal wash hand basin with chrome mixer tap, close coupled wc, chrome heated hand towel rail, single radiator, ceiling light point and double glazed window to the rear elevation.

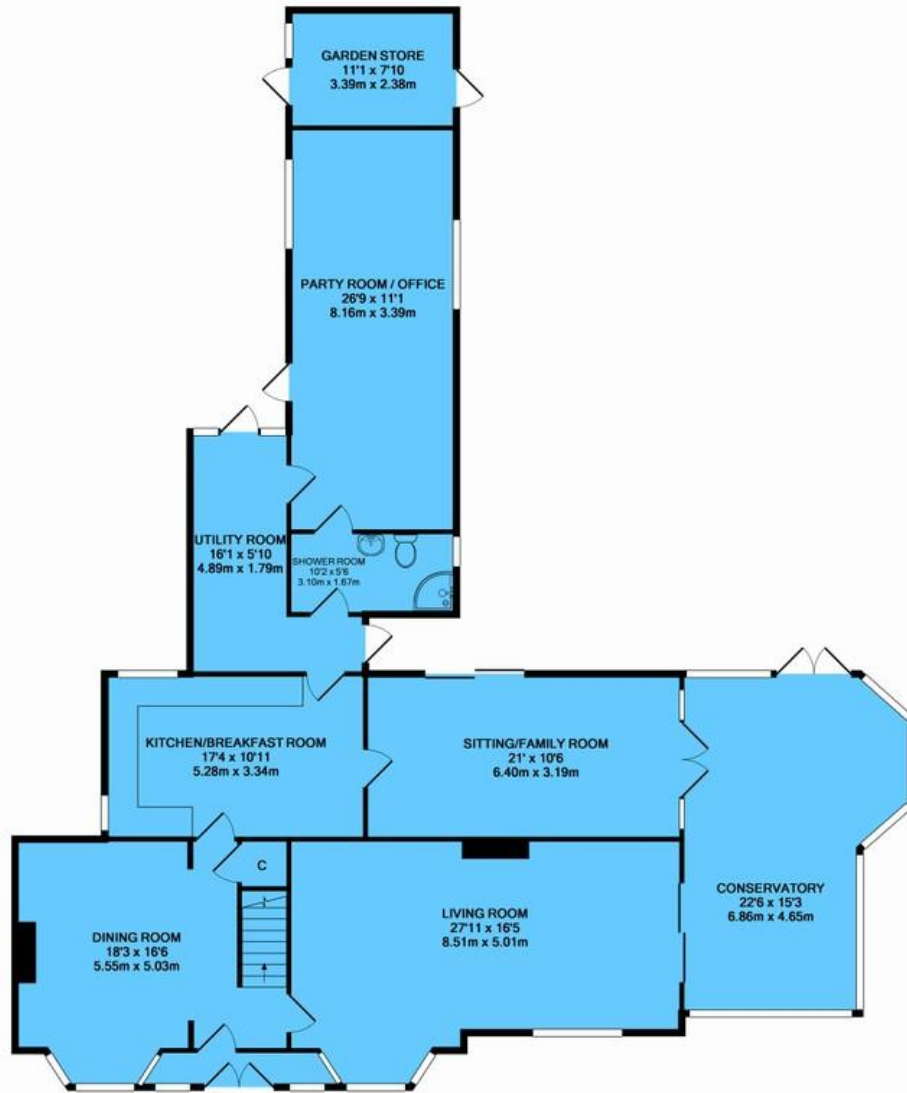
#### **OUTSIDE THE PROPERTY**

Being set within land totalling in excess of seven acres, the property benefits from formal gardens and grounds to include a carport, stables, barn and various outbuildings which offer scope for conversion and / or improvement. Immediately to the side and rear of the property is a large lawn area with patio all offering a south westerly facing aspect with ample room for table and chairs, ranch style fencing demarcating the additional land and additional raised paved patio area housing a storage shed, greenhouse and summerhouse.

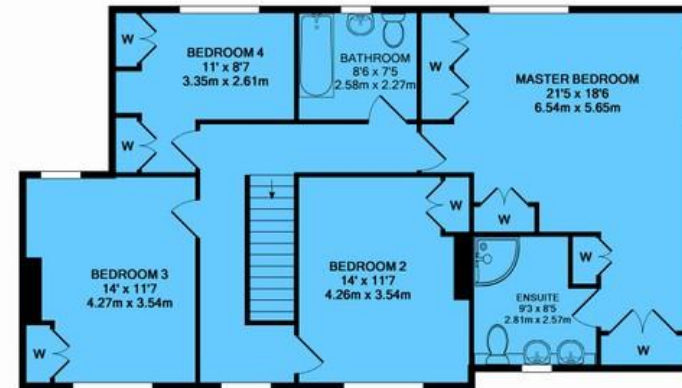
TENURE - Freehold

VIEWING - Via Xact in Know le 01564 777284

COUNCIL TAX - Band G



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	25
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		71	22
England, Scotland & Wales		EU Directive 2002/91/EC	