

Portfolio
Collection



Ivy House, Warwick Road, Knowle, Solihull, B93 0EB

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🏠 Six Bedroomed Detached
🏠 Four Reception Rooms

🏠 Three Bathrooms (Two En Suite)
🏠 0.3 Acre Plot

🏠 Extensive Parking
🏠 South Westerly Gardens

🏠 Alfresco Dining Patio
🏠 No Upward Chain

'Ivy House' is a substantial six bedroomed detached house of some 3300sq ft which enjoys a 0.3 acre plot with extensive parking and turning space to the front and delightful south westerly gardens to side and rear. The six bedrooms are complemented by three bathrooms (two en suites), three reception rooms, a study, large conservatory and breakfast kitchen with Aga. The property stands just 1.5 miles south of Knowle in a delightful rural setting. Knowle village is well known for its High Street of many period and character buildings, inns, restaurants, shops, historic church and excellent schooling. The neighbouring villages of Chadwick End and Lapworth are well known for their delightful canal and countryside walks and their reputable bistro inns including The Orange Tree, The Boot, The Navigation and Punchbowl. The railway station at Dorridge, the neighbouring village, is on the Chiltern line and links Birmingham Snow Hill with London Marylebone and the local M40 and M42 lead to the Midlands motorway network, NEC, International Airport and railway station.

The property is available with "no upward chain" and has accommodation briefly comprising:

COVERED ENTRANCE with external lantern.

ENCLOSED PORCH with timber panelled door to the

RECEPTION HALL with a beamed ceiling.

CLOAKROOM having a tiled floor, wc, corner hand basin and window to the front.

STUDY 10' 7" x 6' 6" (3.25m x 2.00m) having a beamed ceiling, built in bookcase and twin windows to the side.

DRAWING ROOM 12' 1" x 22' 7" (3.70m x 6.89m) with two small windows to the front, twin windows to the side, a brick built fire surround with timber mantle, raised hearth, open flue and a door through to the dining room.

SNUG/FAMILY ROOM 17' 5" x 11' 4" (5.32m x 3.46m) having a beamed ceiling, proud chimney breast with display shelving to either side, brick fire surround, open flue and windows to the side.

INNER RECEPTION HALL with a further entrance porch to the side, a cloaks cupboard, an understairs store, a staircase with timber handrail to the first floor and a door through to the

BREAKFAST KITCHEN 18' 0" x 17' 5" (5.51m x 5.33m) a practical and open plan room having a tiled floor throughout, a range of built in kitchen units with wall mounted storage cupboards, base units, drawers, four oven Aga, with concealed lighting above, stainless steel sink and drainer, windows to the conservatory, granite work surfaces,

appliance space, door to the covered side passageway and access to the

DINING ROOM 17' 5" x 11' 2" min / 13'9" max (5.32m x 3.42m min / 4.21m max) having a beamed ceiling, window to the side, access to the drawing room and sliding doors to the

CONSERVATORY 26' 9" x 26' 6" (8.17m max x 8.08m max) a large practical and open plan room great for entertaining, having a tiled floor throughout, pitched roof, windows overlooking the garden, French doors to the patio and a door back through to the breakfast kitchen.

The door from the side porch leads to a

COVERED SIDE PASSAGEWAY with door to a side garden and further door to the

LAUNDRY UTILITY/BOILER ROOM 10' 1" x 6' 6" (3.08m x 1.99m) having a tiled floor, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer and Worcester oil fired central heating boiler with window and door to the garden and patio.

The staircase with a timber handrail leads from the inner reception hall to the

FIRST FLOOR AND LANDING AREA with a window to the side and doors radiating to all rooms.

BEDROOM ONE (REAR) 20' 11" x 11' 8" (6.38m x 3.58m) a large main double bedroom having a built in dresser unit with knee recess, drawers, cupboards, mirrors, shelving and storage cupboards above, twin windows overlooking the garden, door to

the balcony, built in cupboards and double doors to a

LARGE WALK IN WARDROBE 8' 5" x 6' 0" (2.59m x 1.85m) with shelving, hanging and storage internally.

EN SUITE BATHROOM being fully tiled having a modern white suite and complementary Porcelenosa tiling to full height, large bath with side mounted mixer tap, wall mounted thermostatic shower, vanity unit with semi recessed hand basin, mixer tap, cosmetic cupboards and mirror, heated towel rail, wc and glazed window to the front.

BEDROOM TWO (REAR) 11' 3" x 9' 11" (3.43m x 3.04m) a second double bedroom with window overlooking the rear garden, door to the balcony, double doors to a

WALK IN WARDROBE 7' 0" x 4' 6" (2.14m x 1.39m) and a further door to the

EN SUITE BATHROOM being fully tiled and having a corner jacuzzi bath with handrails, mixer tap, shower attachment, hand basin, cosmetic mirror, wc, glazed window and heated towel rail.

BEDROOM THREE 14' 3" x 10' 10" (4.35m x 3.32m) a large third bedroom with high vaulted ceiling, exposed purlins, twin windows overlooking the side of the property and a hand basin.

BEDROOM FOUR 11' 1" x 10' 9" (3.39m x 3.28m) a fourth double bedroom with window to the side.

BEDROOM FIVE 11' 1" x 10' 7" (3.40m x 3.23m) a good sized fourth bedroom with loft access and windows to the side.

BEDROOM SIX 8' 1" x 10' 1" (2.47m x 3.09m) with a high vaulted ceiling, exposed purlins, a window to the front overlooking the lawned foregarden with views over open fields and countryside.

FAMILY BATH AND SHOWER ROOM being fully tiled and having a bath with handrails, wc, hand basin, enclosed shower cubicle, window to the front and a built in airing cupboard with hot water tank.

OUTSIDE The property enjoys a wide and impressive frontage and stands well back and slightly elevated from the road behind an established hedgerow with brick pillars and a tarmac driveway leading through lawned foregardens. The driveway provides ample off road parking and turning space and access to the property. A neat brick wall, owned by the neighbouring property denotes the boundary to the right and a white rendered wall has an inset gate opening to the neat side lawn with shrubbed beds, external lanterns to the side of the property, a cold water tap, access to the covered side passageway and a paved and crazy paved patio area, which runs around



to the back of the house with access from the laundry and conservatory.

REAR GARDEN The rear garden is neatly lawned with established conifer hedgerows, mature cherry and a further paved patio and pergola clad with wisteria and grapevines and ideal for al fresco dining. To the rear right corner of the property is a timber garden shed and the oil tank which fuels the central heating boiler.

SERVICES The property is connected to mains electricity and water. The central heating system is fuelled by oil and drainage is to the recently installed Klargestar BioFicient 3.

GENERAL INFORMATION

VIEWING

Only through Hunters Knowle Office – Tel: 01564 770707

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION

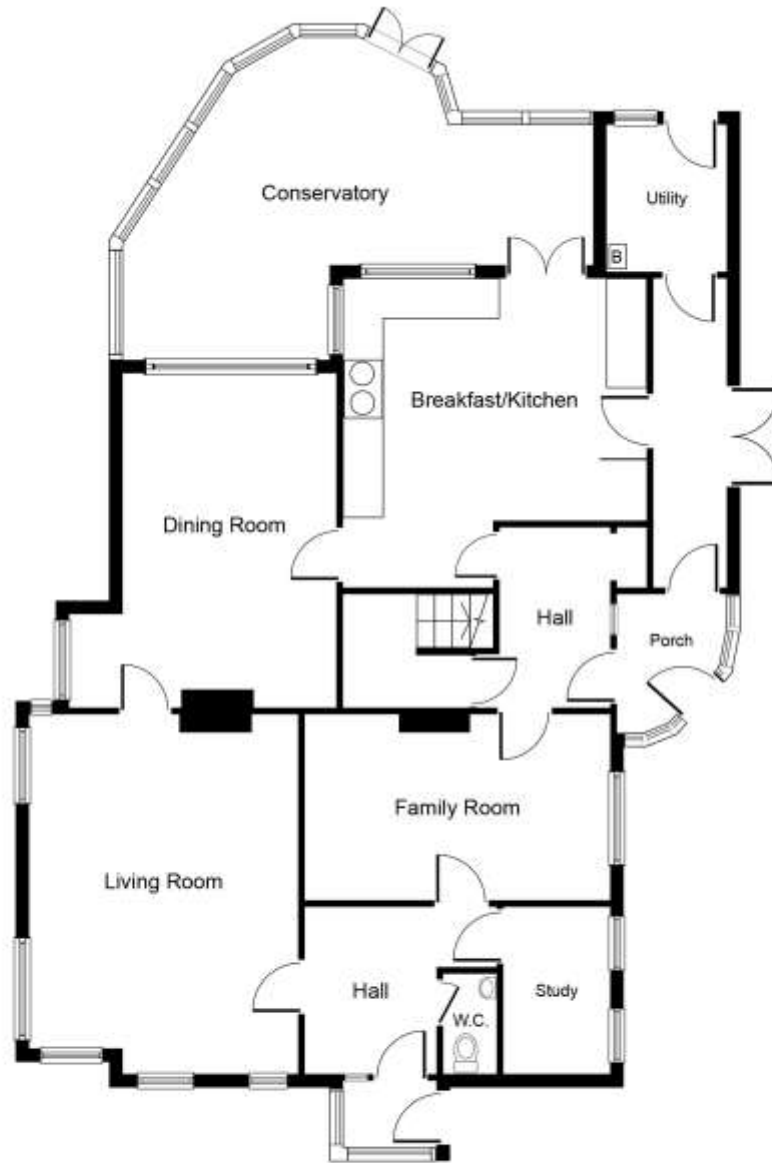
These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING

Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.



FLOOR PLAN



Ground Floor



First 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

