69 Tilehouse Green Lane
Knowle
B93 9EU

£650,000

Freehold

- Modern Detached Family Residence
- Extensive Forecourt Parking
- Well Established Rear Garden
- 4 Excellent Bedrooms
- Planning Permission Granted for Ground & First Floor Extension (full details within brochure)
Knowle is a delightful village in which to reside retaining much of its High Street charm with old dwellings, yet conveniently placed for access to Solihull (two miles), Birmingham (ten miles) and Stratford upon Avon (fifteen miles). Knowle village contains an excellent selection of local shops, good schooling facilities at both junior and secondary level (Arden School) and bus services are available locally. Dorridge Station (1½ miles) provides commuter train services to Birmingham. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways (mileages approximate).

Enjoying a fabulous set back position from Tilehouse Green Lane, close to local amenities and excellent transport networks, is this modern four bedroom detached family residence with gas centrally heated and double glazed accommodation. The property comes with the benefit of planning permission, Application No: PL/2015/00207/FULL, which was granted on 23rd March 2015 for an extension to both the ground and first floor level which would provide for an extension to and over the garage area which would then provide for an additional bedroom with en-suite and enlargement of the current 1½ garage. Details are available within the agents office for full perusal if so desired or available on the Solihull Planning website.

Currently the well proportioned accommodation comprises in brief a welcoming reception hallway with useful under stairs storage cupboard and well appointed ground floor shower room leading through to a dual aspect lounge with delightful bay window overlooking the garden and driveway frontage, an extended dining/family room has double French doors which lead out to the rear garden and provide a great deal of versatility or if so desired could be knocked through into the adjoining fitted dining kitchen which has a small utility area and access to a side bin store. On the first floor a landing area gives access to 4 double bedrooms, the principal of which has a walk in wardrobe and en-suite and separate family bathroom. To the outside there is extensive parking to front and well tended and established gardens to both front and rear elevations and the picture is complete with a large integral garage.
ON THE GROUND FLOOR
RECESSED PORCH
RECEPTION HALLWAY WITH USEFUL STORAGE CUPBOARDS
GROUND FLOOR SHOWER ROOM
DUAL ASPECT LOUNGE
DINING/FAMILY ROOM
DINING KITCHEN WITH UTILITY

ON THE FIRST FLOOR
LANDING AREA
DOUBLE BEDROOM 1 WITH WALK IN WARDROBES & EN-SUITE
DOUBLE BEDROOM 2
SINGLE BEDROOM 3
DOUBLE BEDROOM 4
FAMILY BATHROOM

OUTSIDE
EXTENSIVE FORECOURT PARKING
LARGE INTEGRAL GARAGE
WELL TENDED GARDENS TO FRONT & REAR ELEVATIONS
Directions: From the agents office on the High Street proceed out of Knowle in the direction of Solihull/B42 motorway turning immediately left into Lodge Road and then immediately right into Longdon Road. Follow this to the end whereupon the T junction with Tilehouse Green Lane bear left and follow down for some distance before number 69 can be found on the left hand side almost opposite the turning on your right hand side into Hawkeshead Drive.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 01564 771186 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 01564 771776.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers’ Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK’s largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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