



TYTHE COTTAGE, BAKERS LANE, KNOWLE, B93 0EA  
ASKING PRICE OF £1,295,000

**xact**  
exclusive

**» X Stunning Canalside Detached Cottage**

**» X Five Bedrooms**

**» X Remodelled & Refurbished Throughout**

**» X Grounds Extending To About One Acre**

**» X Three Reception Rooms**

**» X Modern Breakfast Kitchen**

**» X Three Bathrooms**

**» X Views to Open Fields & Canal**

**» X EPC Rating E**

#### PROPERTY OVERVIEW

This is a rare opportunity to purchase a significantly extended and internally remodelled five / six bedroom detached cottage set within gardens and grounds extending to approximately one acre located on the highly sought after road of Bakers Lane. Tythe Cottage offers uninterrupted views to open fields and has recently undergone sympathetic extension and refurbishment works and internally has been finished to the highest specification and now provides large and versatile accommodation. The present owners have extended and remodelled the property to the ground floor to include a magnificent open plan breakfast kitchen with feature central island, high gloss units and granite worksurface and a stunning living room with vaulted ceiling and bi-fold doors opening onto the recently landscaped gardens. This unique canal side cottage is set behind an electric gated entrance with sweeping driveway and internal inspection is highly recommended to fully appreciate the standard of this beautiful property which now boasts four reception rooms including living room, family room, dining room and study. Briefly the property affords:- electric gated entrance, sweeping driveway, entrance hallway, open plan breakfast kitchen, four reception rooms (living room, dining room, family room / bedroom six and study, utility, guest cloakroom, five bedrooms to the first floor (master bedroom with balcony offering uninterrupted views to open fields), three bathrooms and garage. Outside the property offers beautifully landscaped gardens and grounds with both canalside views and views to open countryside.

#### 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).

**COUNCIL TAX**

Band G

**TENURE**

Freehold

**SERVICES**

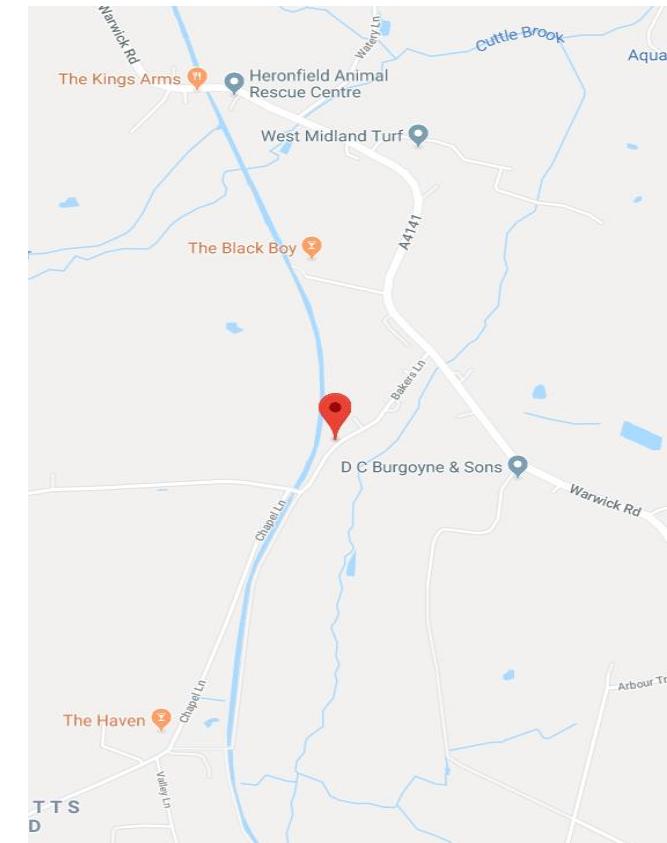
Oil heating, mains electricity and sewerage system Klargest

**BROADBAND**

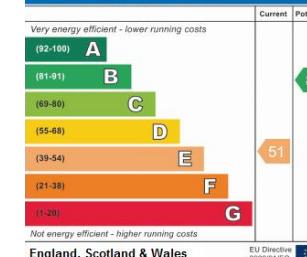
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#### ITEMS INCLUDED IN THE SALE

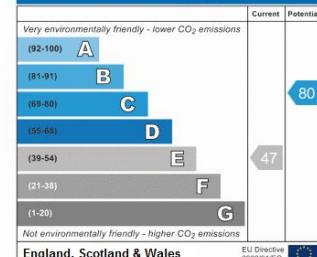
Log burner (kitchen), free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, washing machine, tumble dryer, carpets, curtains, lights and shed



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

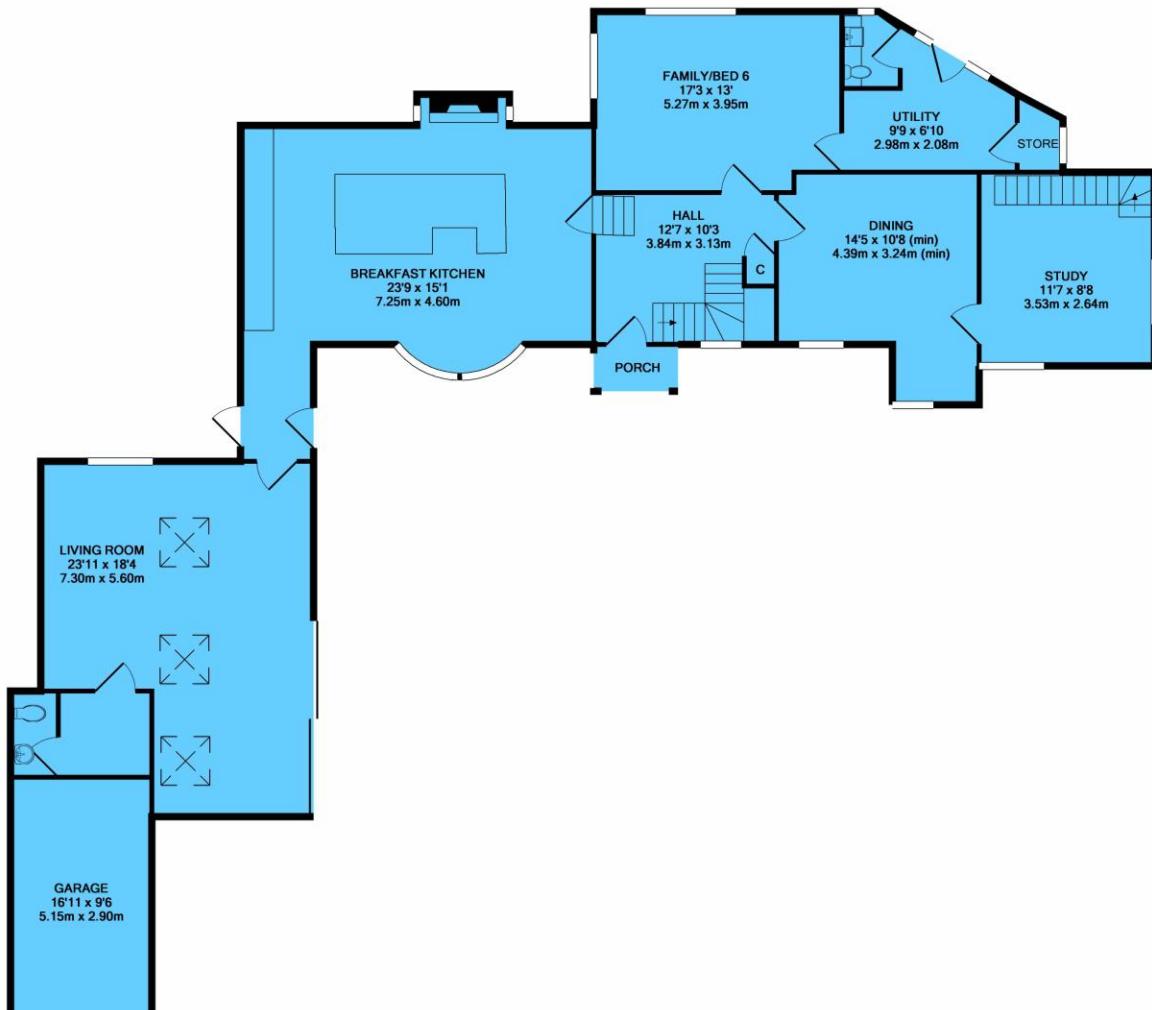


		<b>FIRST FLOOR LANDING</b>
<b>PORCH</b>		<b>MASTER BEDROOM</b>
<b>HALL</b>		14' 6" x 12' 4" (4.44m x 3.78m)
12' 7" x 10' 3" (3.84m x 3.13m)		<b>SHOWER ROOM</b>
<b>DINING ROOM</b>		9' 2" x 5' 11" (2.80m x 1.81 m)
14' 5" x 10' 8" (max) (4.39m x 3.24m)		<b>BALCONY</b>
<b>FAMILY ROOM / BED SIX</b>		13' 7" x 6' 3" (4.15m x 1.90m)
17' 3" x 13' 0" (5.27m x 3.95m)		<b>BEDROOM TWO</b>
<b>UTILITY</b>		12' 5" x 11' 0" (3.80m x 3.37m)
9' 9" x 6' 9" (2.98m x 2.08m)		<b>BEDROOM THREE</b>
<b>WC</b>		14' 9" x 11' 1" (4.50m x 3.38m)
<b>STORE</b>		<b>BEDROOM FOUR</b>
<b>STUDY</b>		12' 1" x 10' 11" (3.69m x 3.33m)
11' 7" x 8' 8" (3.53m x 2.64m)		<b>MODERN FAMILY BATHROOM</b>
<b>BREAKFAST KITCHEN</b>		8' 11" x 5' 7" (2.74m x 1.72m)
23' 9" x 15' 1" (7.25m x 4.60m)		<b>BEDROOM/GUEST</b>
<b>LIVING ROOM</b>		12' 0" x 9' 6" (3.66m x 2.91 m)
23' 11" x 18' 4" (7.30m x 5.60m)		<b>GUEST WC</b>
<b>STORE</b>		6' 11" x 3' 1" (2.11m x 0.95m)
<b>WC</b>		<b>GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY ONE ACRE</b>
		<b>GARAGE</b>
		16' 11" x 9' 6" (5.15m x 2.90m)
		<b>GREENHOUSE</b>
		19' 1" x 8' 9" (5.84m x 2.67m)

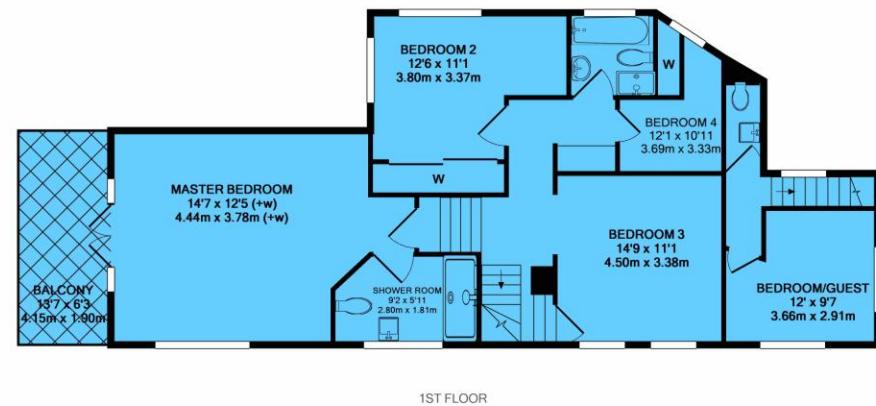
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







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 as to their operability or efficiency can be given.  
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