

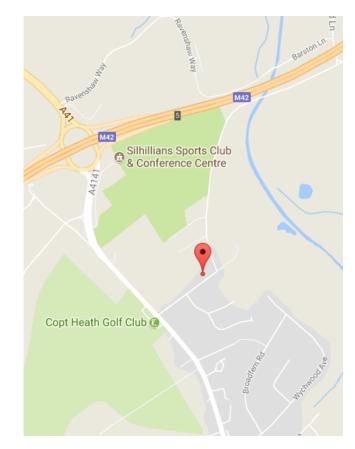
GROVE HOUSE, GROVE FARM, JACOBEAN LANE, KNOWLE B93 9LP ASKING PRICE OF £1,850,000

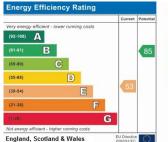
- X Grade II Listed Residence with Cottage Attached
- X Immaculately Presented Throughout
- X Five Bedrooms

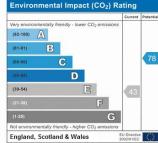
- X Five En-Suites
- X Three Reception Rooms
- X Conservatory

X Extremely Versatile Accommodation

- X Separate Garaging & Storage
- X Extensive Gardens To Front and Rear







PROPERTY OVERVIEW

Set within extensive private gardens and grounds Grove House and The Cottage are truly unique Grade II listed properties located within the sought after village of Knowle. Located behind a large sweeping driveway with electronic gates, both Grove House and The Cottage are beautifully presented throughout and offer extremely versatile accommodation which has been extensively updated and painstakingly restored by its present owners. Being the primary residence, Grove House offers many of the features associated with a property of this era including high ceiling and beautifully proportioned rooms and briefly affords:- entrance hallway, breakfast kitchen, dining room, living room, conservatory, three double bedrooms to the first floor all with afford en-suite facilities and office / study to the second floor. An internal door from the kitchen provides private access into The Cottage details of which are contained within a separate brochure.

PROPERTY LOCATION

Conveniently located for all local amenities and is approximately two 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 Academy 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 Grove House - Band G

TENURE Freehold

SERVICES Mains gas, electricity and water meters

BROADBAND Co-op- fibre optic

LOFT SPACE Insulated.

GARDEN Extensive private gardens and grounds

ITEMS INCLUDED IN THE SALE

All white goods in both properties and carpets will be included, curtains and light fittings are excluded but negotiable.

PORCH

5' 2" x 3' 3" (1.60m x 1.00m)

HALL

11' 3" x 7' 2" (max)(3.45m x 2.20m)

LIVING ROOM

22' 8" x 15' 9" (6.90m x 4.80m)

DINING ROOM

16' 3" x 14' 5" (4.95m x 4.40m)

CONSERVATORY

18' 1" \times 9' 10" (5.50m \times 3.00m) Curtains and sky light blind included in the sale.

KITCHEN

16' 3" x 14' 5" (4.95m x 4.40m)

Electric Aga With Gas Hob, Fridge Freezer, Freezer Draws, Dishwasher,
Microwave, Hot Water Tap and integrated TV are included in sale.

GUEST CLOAKROOM

4' 11" x 3' 3" (1.50m x 1.00m)

FIRST FLOOR LANDING

WARWICK SUITE

17' 3" x 20' 4" (max) (5.25m x 6.20m) Fitted wardrobes and matching furniture included in sale.

EN-SUITE

15' 8" x 4' 11" (4.80m x 1.50m)

NELSON SUITE

15' 9" x 4' 11" (4.80m x 1.50m) Radiator cover included in sale.

EN-SUITE

8' 2" x 7' 10" (2.50m x 2.40m)

WELLINGTON SUITE

15' 3" x 12' 8" (4.65m x 3.85m)

EN-SUITE

8' 10" x 3' 11" (2.70m x 1.20m)

SECOND FLOOR LANDING

OFFICE

14' 1" x 9' 0" (4.30m x 2.75m)

LOFT

24' 5" x 9' 0" (max) (7.45m x 2.75m) Wardrobes and cupboard included in sale.

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Free standing TV Unit, Wine rack and wooden shelf included.













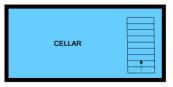








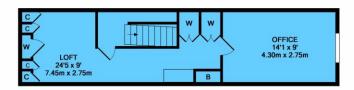




BASEMENT LEVEL

1ST FLOOR





2ND FLOOR

GROUND FLOOR

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