



THE COTTAGE

GROVE HOUSE, GROVE FARM, JACOBAN LANE, KNOWLE B93 9LP



» Stunning Property

» Immaculately Presented Throughout

» Two Bedrooms

» Two En-Suites

» Living Room

» Breakfast Kitchen

» Private Garden

» Separate Garaging & Storage

» Extensive Gardens To Front and Rear

THE COTTAGE

The Cottage is a most stunning Grade II listed property which is conveniently accessed via an integral door leading from Grove House and also an external door which leading from its own private courtyard. The Cottage is steeped in history and affords a breakfast kitchen, large living room with integrated study and two double bedrooms with en-suite facilities to the first floor. This property also benefits from a courtyard, private garden and garaging / store located to the rear.

PROPERTY LOCATION

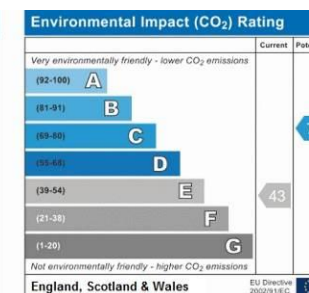
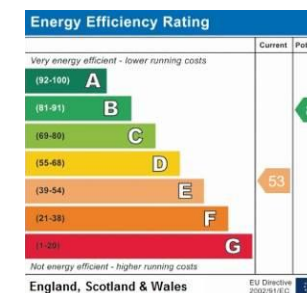
Conveniently located for all local amenities and is approximately two miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M42 / M40. The excellent shopping facilities 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	The Cottage - Band E
TENURE	Freehold
SERVICES	Mains gas, electricity and water meters
BROADBAND	Co-op- fibre optic
LOFT SPACE	Insulated.
GARDEN	Extensive private gardens and grounds

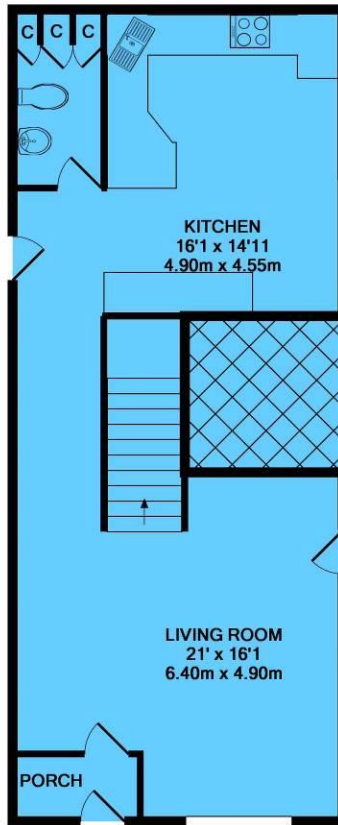
ITEMS INCLUDED IN THE SALE

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

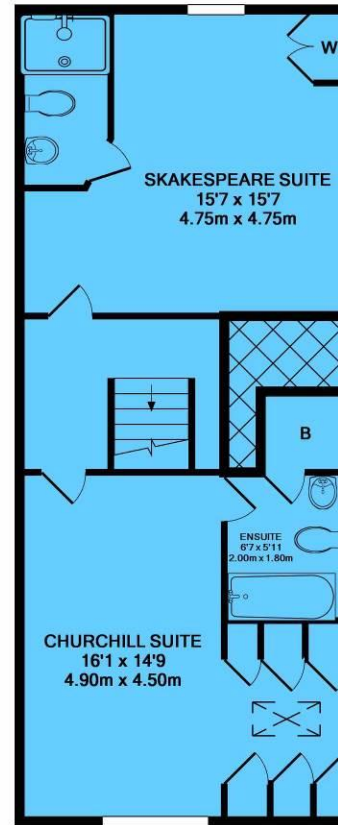
PORCH	6' 2" x 3' 3" (1.90m x 1.00m)
LIVING ROOM	16' 1" x 24' 3" (max) (4.90m x 7.40m)
KITCHEN	16' 1" x 14' 11" (4.90m x 4.55m)
GUEST CLOAKROOM	8' 8" x 4' 5" (2.65m x 1.35m)
SHAKESPEARE SUITE	15' 7" x 15' 7" (4.75m x 4.75m)
EN-SUITE	11' 5" x 4' 1" (3.50m x 1.25m)
CHURCHILL SUITE	16' 1" x 14' 9" (4.90m x 4.50m)
EN-SUITE	6' 7" x 5' 11" (2.00m x 1.80m)







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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