



GROVE HOUSE, JACOBAN LANE, KNOWLE B93 9LP
OFFERS IN EXCESS OF £900,000



- »X A Truly Unique Property
- »X Set Within Outstanding Private Gardens
- »X Immaculately Presented Throughout
- »X Grade II Listed Farmhouse
- »X Private / Select Development
- »X Three Bedrooms & Three Bathrooms

- »X Office / Study To Second Floor
- »X Separate Garaging & Storage
- »X Many Original Features

PROPERTY OVERVIEW

Set within a select development of seven individually designed farmhouse properties, Grove House is a truly unique Grade II listed property located within the sought after village of Knowle which benefits from its own extensive private gardens and grounds. Located behind a large sweeping driveway with electronic gates, Grove House is beautifully presented throughout and offers extremely versatile accommodation which has been extensively updated and painstakingly restored by its present owners. 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.

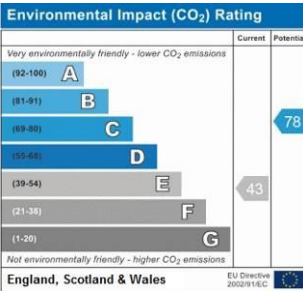
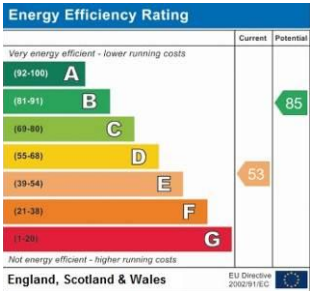
PROPERTY LOCATION

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 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	Band G
TENURE	Freehold
SERVICES	Mains gas, electricity and water meter
BROADBAND	Co-op - Fibre Optic
LOFT SPACE	Insulated
GARDEN	Extensive private gardens and grounds

ITEMS INCLUDED IN THE SALE

All white goods 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" x 9' 10" (5.50m x 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" (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)

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" (7.45m x 2.75m)

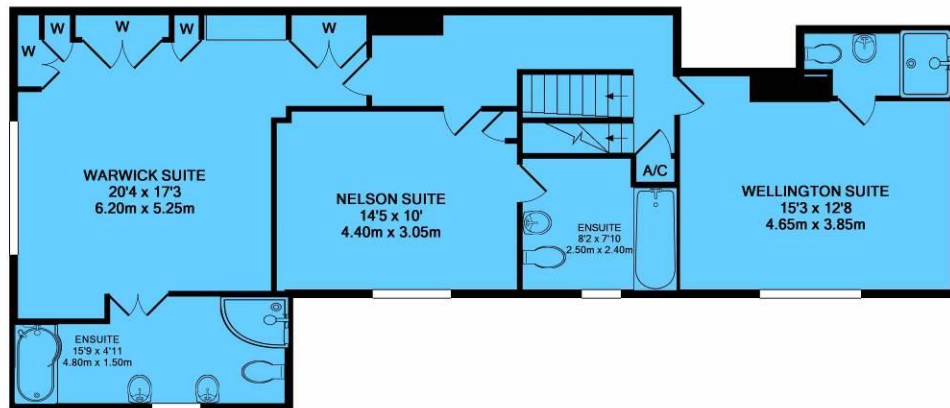
Wardrobes and cupboard included in sale.

CELLAR

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



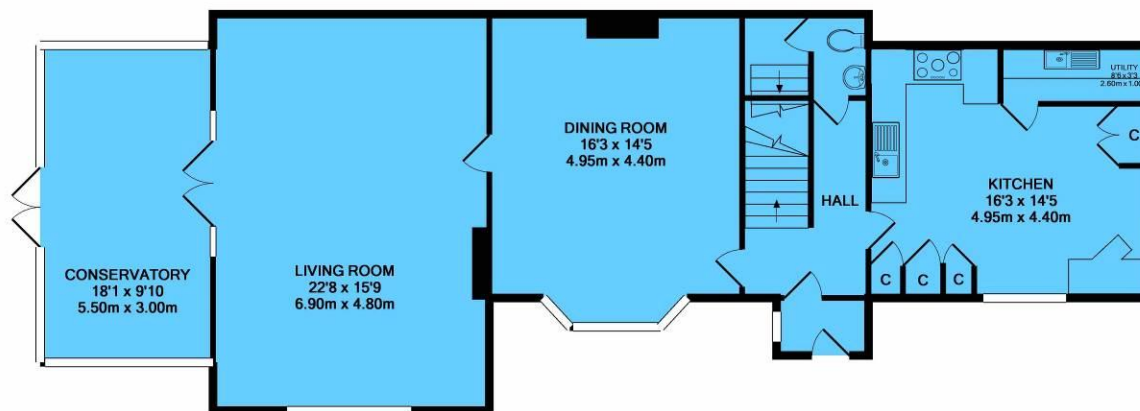




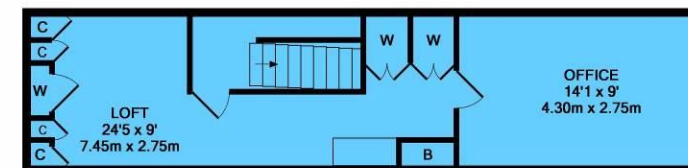
1ST FLOOR



BASEMENT LEVEL



GROUND FLOOR



2ND 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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