



74 TILEHOUSE GREEN LANE, KNOWLE, B93 9ER
ASKING PRICE OF £1,100,000



»X Built In 2016

»X Stunning Detached Property

»X Five Double Bedrooms

»X Balance Of New Build Warranty

»X Upgraded To A High Specification

»X Open Plan Kitchen/Dining/ Family Room

»X Study & Living Room

»X Luxury Bathroom & Three Ensuites

»X Landscaped Gardens & Double Garage

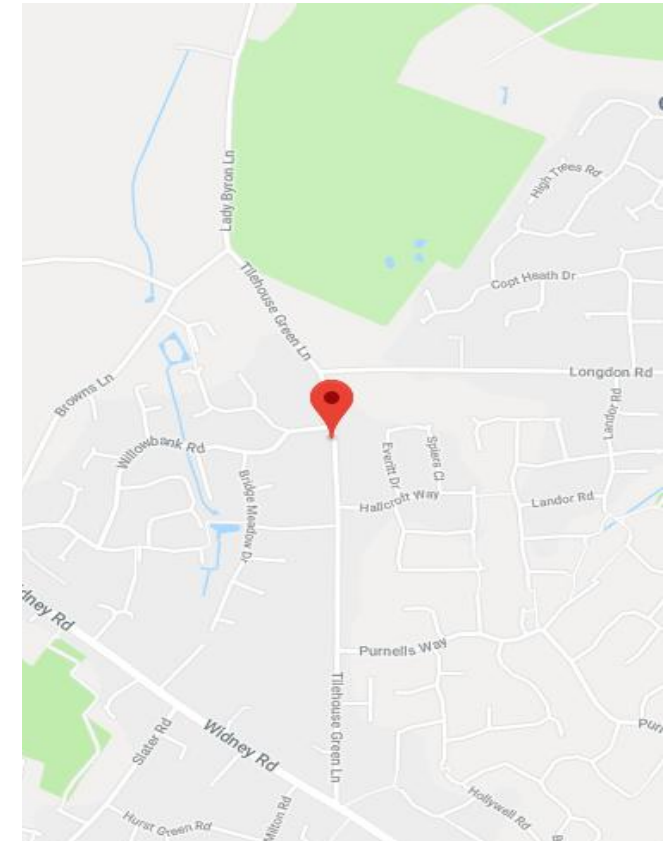
PROPERTY OVERVIEW

Originally built in 2016 and having been internally upgraded and substantially improved by the present owners, this five double bedroom detached property is absolutely immaculate throughout and internal inspection is highly recommended to fully appreciate the size and specification of this superb family home.

Presented to show home standard, Hampton House benefits from the balance of a new build warranty and is set back behind a timber gated entrance, landscaped foregarden and large block paved driveway providing ample parking for multiple vehicles. The spacious ground floor accommodation comprises of an imposing entrance hallway, guest cloakroom, study, living room with Aga multi fuel burner and magnificent open plan Siematic kitchen with quartz counter tops and Siemens appliances, bi-fold doors/ dining area and family room (all with Karndean flooring) with lantern roof and bi-fold doors opening onto the southwesterly facing and private rear garden and separate utility. All ground floor accommodation benefitting from underfloor heating. To the first floor the property, benefitting from radiators to all rooms as well as underfloor heating to the bathrooms, the property boasts five double bedrooms, four of which have extensive fitted wardrobes, and four luxury Porcelanosa bathrooms. The property also affords a large loft space which easily lends itself to a loft conversion if required. Outside the property has a double garage with electric doors and beautifully landscaped rear garden which contains mature borders, shrubs and trees with two pergola's, a corner arbour and summer house. A full list of upgrades and improvements made by the current owners is available via the agent.

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 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 on a meter

BROADBAND

Sky Fibre optic

LOFT SPACE

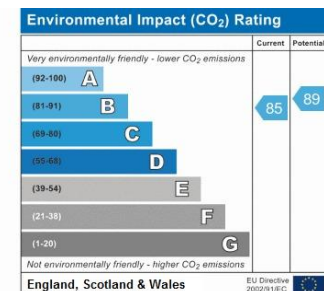
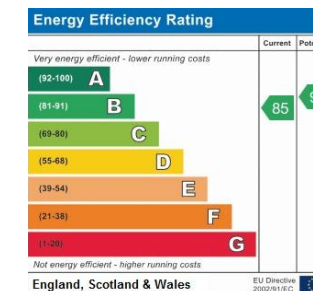
Part boarded, ladder and lighting

GARDEN

South Westerly facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, integrated steam oven, extractor, fridge, freezer, dishwasher, carpets, garden shed, summer house, two wooden pergola's, one covered arbour, water feature, two water butts, wardrobes in bedrooms three and five, and two metal rose arches.



HALLWAY

LIVING ROOM

17' 2" x 13' 1" (5.24m x 4.00m)

STUDY

8' 0" x 6' 7" (2.45m x 2.00m)

KITCHEN/DINING/FAMILY ROOM

36' 5" x 13' 5" (11.09m x 4.08m)

UTILITY

9' 0" x 5' 1" (2.75m x 1.55m)

GUEST CLOAKROOM

6' 4" x 4' 9" (1.94m x 1.47m)

ON THE FIRST FLOOR

MASTER BEDROOM

20' 8" x 13' 1" (6.29m x 4.00m)

ENSUITE

9' 0" x 5' 5" (2.75m x 1.67m)

BEDROOM TWO

17' 7" x 13' 5" (5.36m x 4.10m)

ENSUITE

7' 4" x 4' 5" (2.25m x 1.35m)

BEDROOM THREE

17' 8" x 11' 9" (5.39m x 3.59m)

ENSUITE

7' 8" x 4' 5" (2.35m x 1.36m)

BEDROOM FOUR

14' 5" x 12' 11" (4.40m x 3.94m)

BATHROOM

9' 0" x 7' 8" (2.76m x 2.34m)

OUTSIDE THE PROPERTY

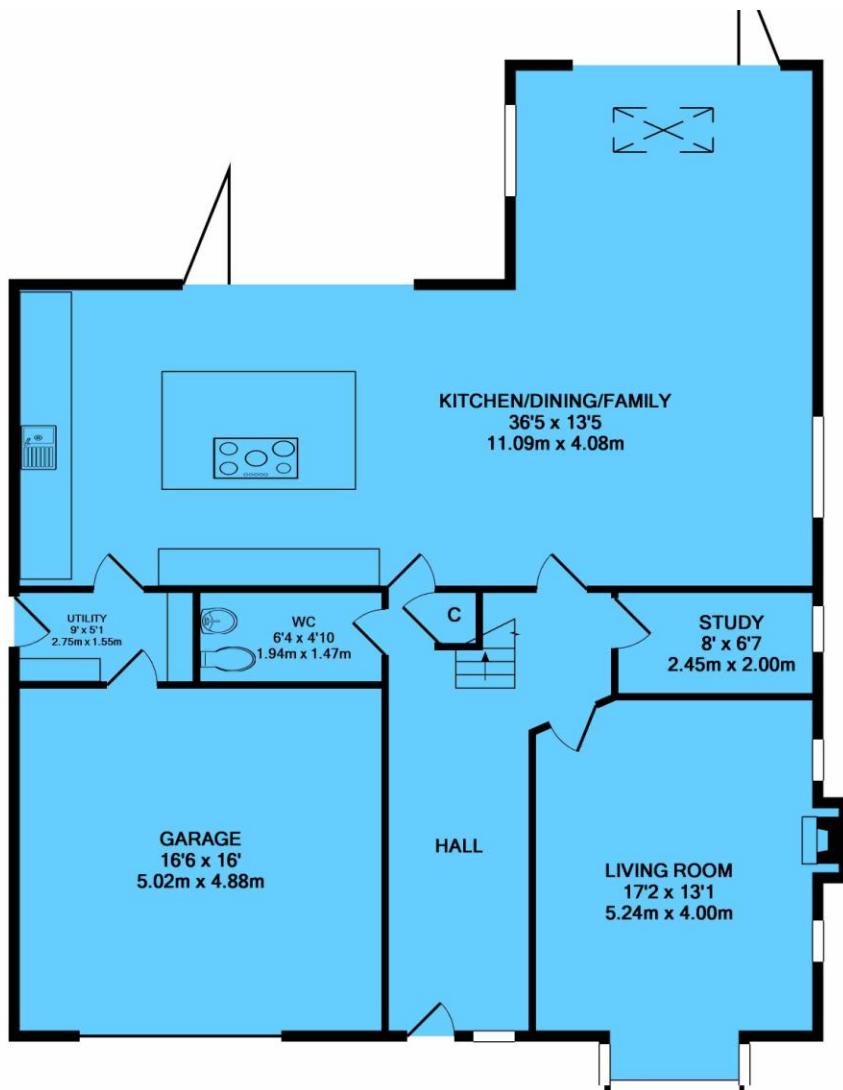
DOUBLE GARAGE

16' 6" x 16' 0" (5.02m x 4.88m)

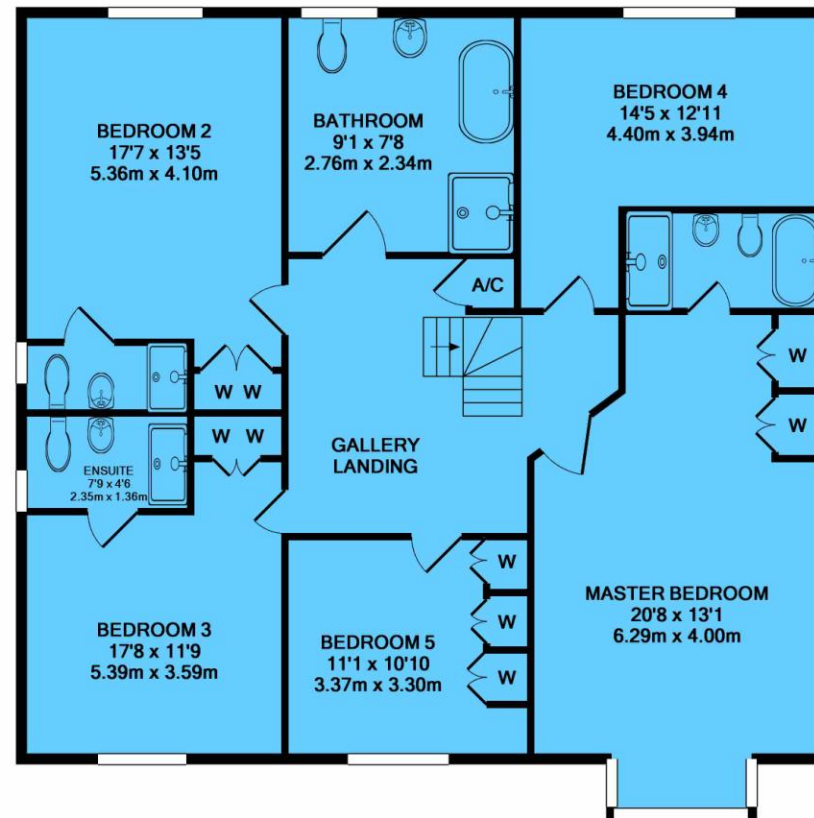
LANDSCAPED REAR GARDEN







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
 Made with Metropix ©2018