



JOHN EARLE

**Brelade, Stripes Hill Farm, Warwick Road
Knowle, Solihull B93 0DS**

By Auction £475,000 + (Fees Apply)

For Sale by Public Auction (subject to prior sale, reserve and conditions) on 11th June 2019 at Henley Golf & Country Club, commencing 6:30pm prompt.

A substantial three bedroom, two bathroom barn conversion located on the outskirts of Knowle. With a wealth of character features and stunning countryside views the property offers spacious and light living accommodation. Uniquely designed, the property benefits from a variety of features including a large reception hallway with feature floor to ceiling leaded light windows, solid wooden flooring and oak doors, vaulted ceilings with exposed timbers and beams, three reception rooms, three double bedrooms, bathroom with roll top bath, en-suite, breakfast kitchen, detached double garage and low maintenance walled courtyard garden.

The property stands adjacent to open greenbelt and is situated just outside the sought after village of Knowle. With its renowned High Street well known for its many period and character buildings, inns, restaurants, shops and historic church. The village has excellent schools, a Doctors Surgery, a village park and public transport facilities linking Knowle with Dorridge and Solihull. Dorridge has a railway station providing commuter services between London Marylebone and Birmingham Snowhill and Solihull town centre.



Approached down a long track off the Warwick Road, the property is set behind a five bar timber gate which gives access to the gravelled driveway providing parking for multiple vehicles. A wrought iron pedestrian gate leads into the courtyard garden to the side and steps lead up to the front of the property.

Reception Hall

7'6" x 15'8" (2.3 x 4.8)

With solid wood flooring, feature full length double glazed leaded light windows with double glazed door opening out to the front, radiator, staircase rising to the first floor. Solid oak doors leading off to all rooms.

Kitchen

14'9" x 10'9" (4.5 x 3.3)

A range of wall, base and drawer units with roll top work surfaces over, stone slabbed floor, inset "Electrolux" oven with electric hob and extractor hood over, tiling to splash backs, space and plumbing for an automatic washing machine, integrated fridge, integrated "Hot Point" dishwasher, double glazed leaded light window to the side, inset 1 1/4 sink unit with mixer tap over, integrated wine rack, timber double glazed door to the front, cupboard housing the floor mounted "glow worm" gas boiler.

Living Room

14'9" x 14'5" (4.5 x 4.4)

Feature brick fireplace with timber beam mantle and stone hearth, inset "living flame" electric fire, double glazed leaded light window to the side, radiator, laminate flooring, archway through to:-

Dining Room

11'9" x 8'10" (3.6 x 2.7)

Double glazed leaded light window to the side and radiator.

Study

11'9" x 6'2" (3.6 x 1.9)

Laminate flooring, radiator, double glazed leaded light window to the side.

Cloakroom

7'6" x 2'11" (2.3 x 0.9)

Solid wooden floor, low level W.C. Vanity unit with inset wash hand basin with chrome mixer tap over, tiling to splash backs, extractor fan.

First Floor Landing

Exposed timber beams to vaulted ceiling, arched double glazed leaded light windows to the front, airing cupboard housing the hot water cylinder, storage cupboard above.

Master Bedroom

14'11" x 14'5" max (4.56 x 4.4 max)

Feature vaulted ceiling with exposed timbers and beams, six door fitted wardrobe with matching dressing table. Double glazed leaded light windows to the side, radiator, door to:-

En-Suite

5'8" x 5'9" (1.75 x 1.76)

Quadrant shower cubicle with glass doors and "galaxy" electric shower

with rain shower head over, tiling to splash backs, vanity unit with inset wash hand basin and chrome mixer tap, low level W.C. Extractor fan, feature exposed timbers.

Bedroom Two

14'9" x 14'1" (into wardrobes) (4.5 x 4.3 (into wardrobes))

Six door fitted wardrobes with matching full length study desk with a range of drawers and cupboard space, vaulted ceiling with exposed timbers, double glazed window to the front and radiator.

Bedroom Three

15'8" x 11'9" (4.8 x 3.6)

Two fitted mirrored sliding door wardrobes, radiator, double glazed leaded light window to the side, vaulted ceiling with exposed timbers.

Bathroom

8'6" x 6'10" (2.6 x 2.1)

Feature roll top bath with mixer tap and shower attachment over, pedestal wash hand basin, low level W.C. Stone tiled floor, vaulted ceiling with feature exposed timbers and beams, tiling to splash backs, radiator and extractor fan.

Wrap Around Courtyard Garden

A low maintenance walled courtyard garden. The courtyard wraps around the whole of the property and offers superb views to the open countryside beyond, there is a range of seating areas and a feature stoned area offers a range of mature plants, trees and shrubs.

Detached Double Garage

18'0" x 15'11" (5.51 x 4.87)

Up and over door, power and lighting. Outdoor security lighting.

General Information

Viewing.

Strictly by appointment only, through John Earle on 01564 794343

Services.

Mains gas, electric and water are connected. Drainage is via a shared septic tank situated within the neighbouring property.

Tenure & Possession

The property is Freehold and is being sold with the benefit of vacant possession and completion set to be the 9th July 2019. On the fall of the gavel the successful purchaser will be obliged to sign the contract and pay the 10% deposit to the Vendor's Solicitors together with an administration fee of £500 + VAT to the Auctioneers in the room on the night.

Council Tax: Solihull Borough Council- Band E

Authorities.

Solihull MBC, www.solihull.gov.uk

Severn Trent Water Authority, www.stwater.co.uk

Solicitors.

A full auction pack is available from:-

Wallace Robinson and Morgan

4 Drury Lane,

Solihull,

B91 3BD

Tel No: 0121 705 7571

Acting: Paul Hughes

Email: paulhughes@wallacerobinson.co.uk

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

Agents Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change, prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure, below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or no more than 10% above a single figure guide (Common Auction Conditions 3rd Ed.).





Ground Floor
Approx. 96.2 sq. metres (1035.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

First Floor
Approx. 69.3 sq. metres (745.9 sq. feet)



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