



WIDNEY MANOR ROAD, KNOWLE, B93 9AA
ASKING PRICE OF £950,000



» Ready Made Equestrian Facilities

» Absolutely Stunning Detached Property

» Set Within Approx. 3 Acres Of Gardens/Grounds/Paddocks

» Easy Access Into Solihull & Surrounding Areas

» Significantly Extended & Immaculately Maintained

» Four Bedrooms & Two Bathrooms

» South Facing Private Garden

» Private Courtyard Garden

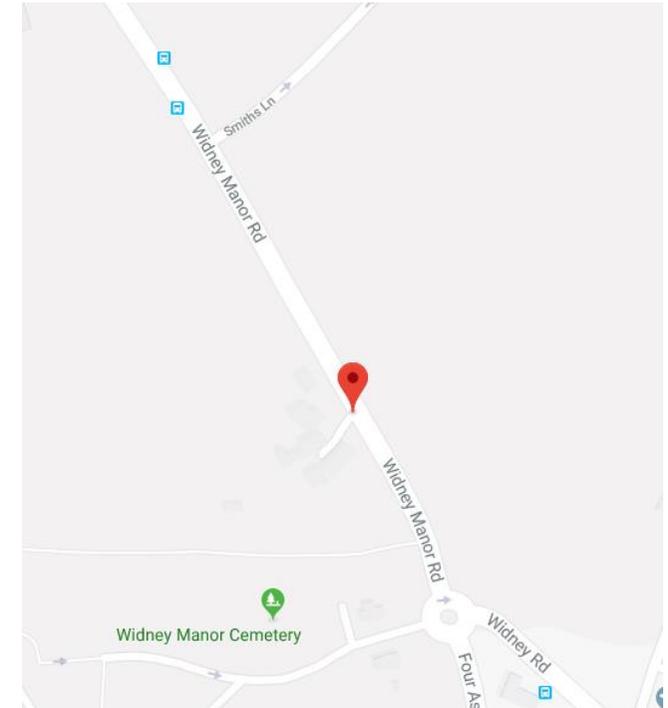
» Two Large Garages

PROPERTY OVERVIEW

With private southerly facing gardens, grounds and paddocks extending to appropriately three acres, this is an ideal opportunity to purchase a stunning four bedroom detached property offering ready made equestrian facilities located within close proximity to Solihull, Knowle and Dorridge. Manor Cottage is an outstanding four bedroom detached property which has been significantly extended and immaculately maintained by its present owners and offers excellent versatility in respect of its configuration and living accommodation. Set behind a large tarmac driveway providing ample parking for multiple vehicles the property benefits from two large garages to the front elevation and a farm style gated entrance leading to the rear garden, paddock and stables. Briefly the property affords:- entrance hallway, dining room, living room, breakfast kitchen, shower room, large utility, large master bedroom with walk in wardrobe and ample space for further storage, luxury ensuite, and further double bedroom to the ground floor. Stairs leading to a further bedroom / study and spiral staircase leading from the living room to a guest bedroom. The utility provides internal access into two large garages. Outside the property affords a beautiful courtyard garden accessed via the kitchen and outstanding south facing gardens, grounds and paddocks extending to approximately three acres which also offers the ability to generate a rental income for any prospective purchaser.

PROPERTY LOCATION

Conveniently located for all local amenities and is approximately one mile from Solihull. In addition, the property provides convenient access to Junction 4 and 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

Water meter, mains gas and mains electricity

BROADBAND

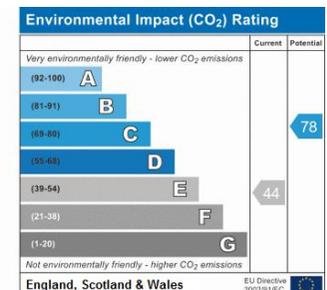
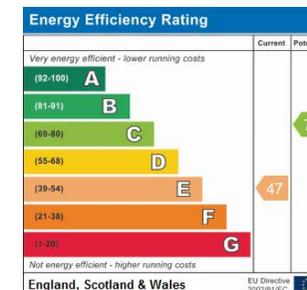
BT - Fibre Optic

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Integrated oven with warming draw, integrated hob, extractor, microwave, freezer, fridge freezer, dishwasher, washing machine, tumble dryer, carpets, curtains, blinds, lights, stables (loose boxes) and three sheds



HALL

DINING ROOM

12' 8" x 10' 6" (3.85m x 3.20m)

LIVING ROOM

20' 6" x 12' 8" (6.25m x 3.85m)

BREAKFAST/KITCHEN

14' 11" x 9' 6" (4.55m x 2.90m)

SHOWER ROOM

9' 8" x 6' 3" (2.95m x 1.90m)

DRESSING ROOM

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

MASTER BEDROOM

16' 5" x 14' 5" (5.00m x 4.40m)

ENSUITE

10' 2" x 7' 9" (3.10m x 2.35m)

BEDROOM TWO

11' 6" x 9' 6" (3.50m x 2.90m)

UTILITY

12' 8" x 7' 10" (3.85m x 2.40m)

FIRST FLOOR

BEDROOM FOUR/STUDY

9' 6" x 7' 9" (2.90m x 2.35m)

BEDROOM THREE

12' 8" x 10' 8" (3.85m x 3.25m)

OUTSIDE THE PROPERTY

GARAGE ONE

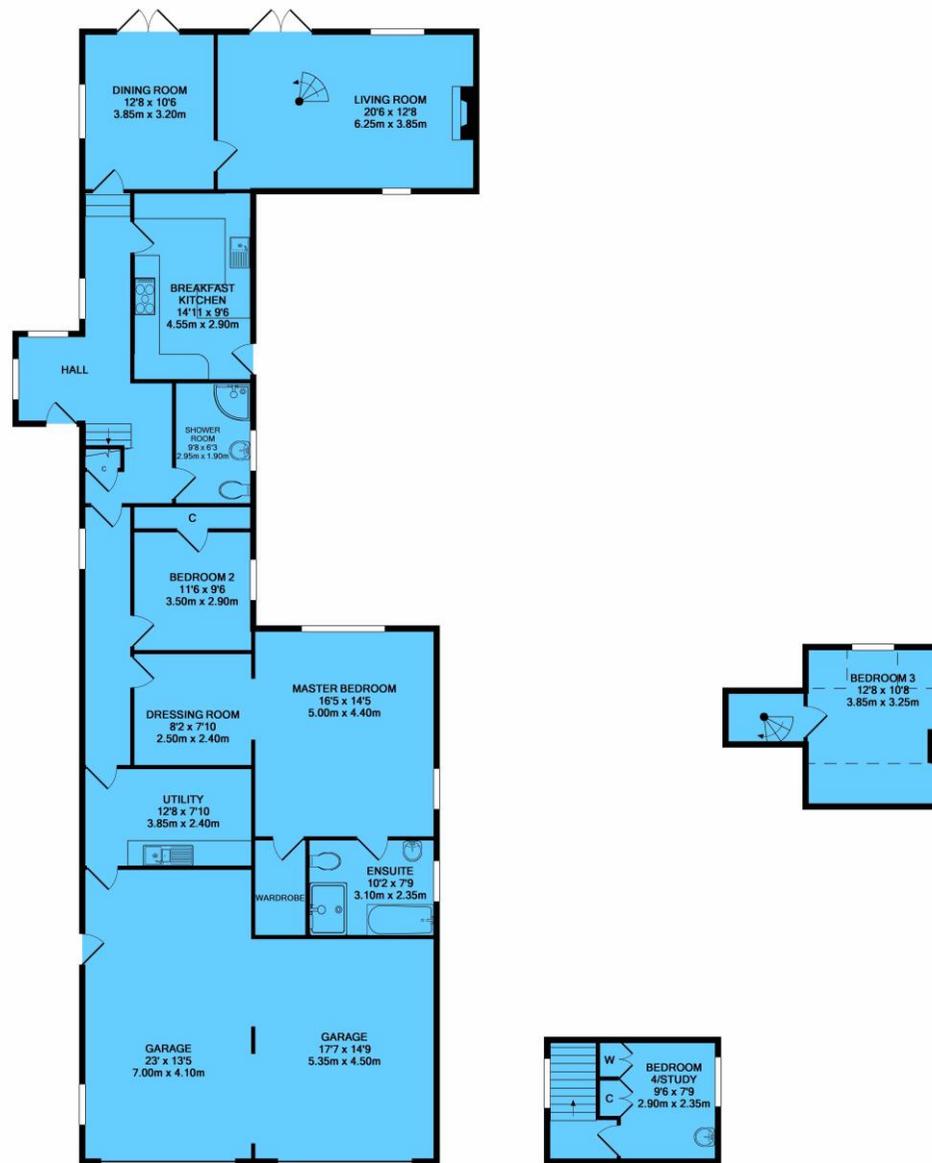
23' 0" x 13' 5" (7.00m x 4.10m)

GARAGE TWO

17' 7" x 14' 9" (5.35m x 4.50m)







GROUND FLOOR
 APPROX. FLOOR
 AREA 2045 SQ.FT.
 (190.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 285 SQ.FT.
 (26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2330 SQ.FT. (216.4 SQ.M.)
 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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