



GILBERRY CLOSE, KNOWLE, B93 9JZ  
ASKING PRICE OF £550,000



» Set Within A Quiet Cul-De-Sac Of Knowle

» Versatile Detached Property

» Four/Five Bedrooms

» Extended & Internally Remodelled

» Beautifully Presented

» Open Plan Breakfast Kitchen & Living Room

» Family Room/Office

» Three Bathrooms

» South Facing Rear Garden

### PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle is this significantly extended and extremely versatile four / five bedroom detached property which requires internal inspection to be fully appreciated. This beautifully presented family home has been internally remodelled to include an open plan breakfast kitchen and living room to the rear with bifold doors opening onto the south facing rear garden. Set back behind tarmac driveway providing ample parking, the property is accessed via a large and bright entrance hallway which leads to a guest cloakroom, downstairs double bedrooms with ensuite, office or family room and utility. To the first floor are four excellent bedrooms with the master bedroom affording an ensuite and the remaining bedrooms serviced via the family bathroom. The property benefits from a low maintenance south facing rear garden mainly laid with synthetic grass and borders. Viewing is strictly via Xact Homes on 01564 777284.

### PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

### COUNCIL TAX

### TENURE

### SERVICES

### BROADBAND

### MAIN LOFT SPACE

### LOFT SPACE ABOVE DOWNSTAIRS BEDROOM

### GARDEN

Band E

Freehold

Mains gas, electricity and water

Virgin Media

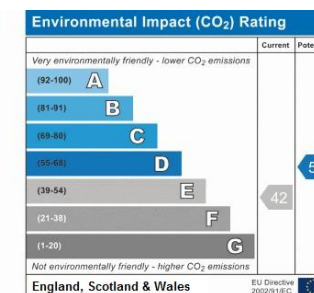
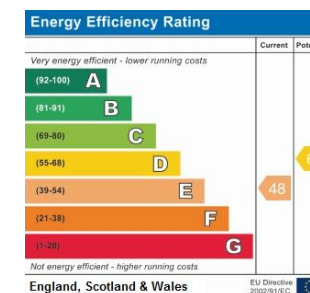
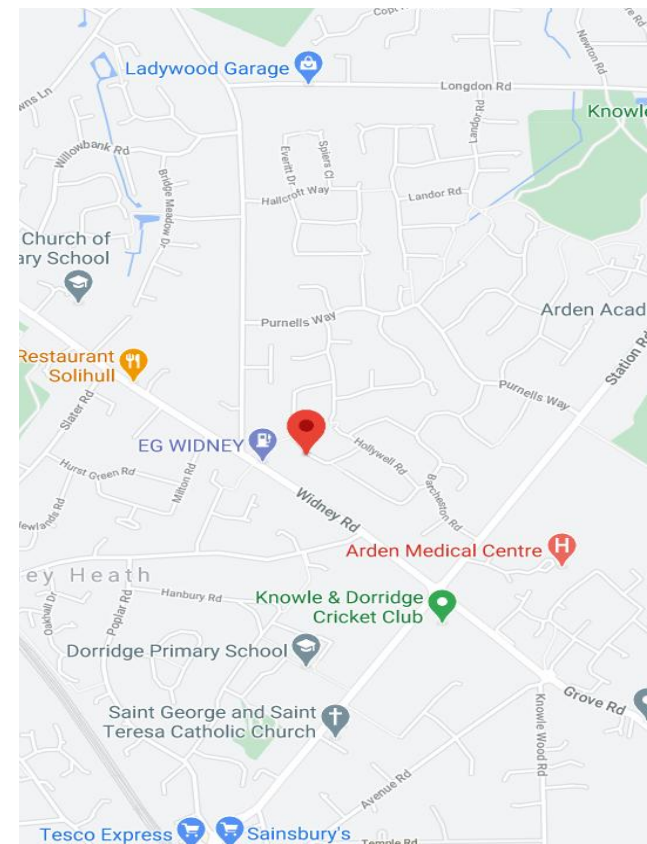
Boarded

Boarded with lighting

South facing

### ITEMS INCLUDED IN THE SALE

Siemens appliances including oven, hob, extractor, microwave, fridge and freezer, all carpets, curtains, blinds and light fittings, fitted wardrobes in bedroom one, two, three and four.



**HALLWAY**

**LIVING ROOM**

14' 9" x 12' 2" (4.50m x 3.71m)

**BREAKFAST KITCHEN**

23' 0" x 18' 5" (max) (7.01m x 5.61m)

**UTILITY**

7' 7" x 4' 10" (2.31m x 1.47m)

**OFFICE/FAMILY ROOM**

16' 5" x 8' 1" (5.01m x 2.46m)

**GUEST WC**

4' 6" x 3' 6" (1.38m x 1.08m)

**BEDROOM FIVE**

16' 8" x 8' 0" (5.08m x 2.44m)

**ENSUITE**

7' 0" x 3' 2" (2.14m x 0.98m)

**FIRST FLOOR**

**MASTER BEDROOM**

12' 5" x 11' 8" (3.78m x 3.56m)

**ENSUITE**

5' 4" x 5' 4" (1.64m x 1.63m)

**BEDROOM TWO**

11' 4" x 8' 4" (3.45m x 2.54m)

**BEDROOM THREE**

11' 10" x 8' 3" (3.61m x 2.51m)

**BEDROOM FOUR**

12' 5" x 11' 8" (3.78m x 3.56m)

**FAMILY BATHROOM**

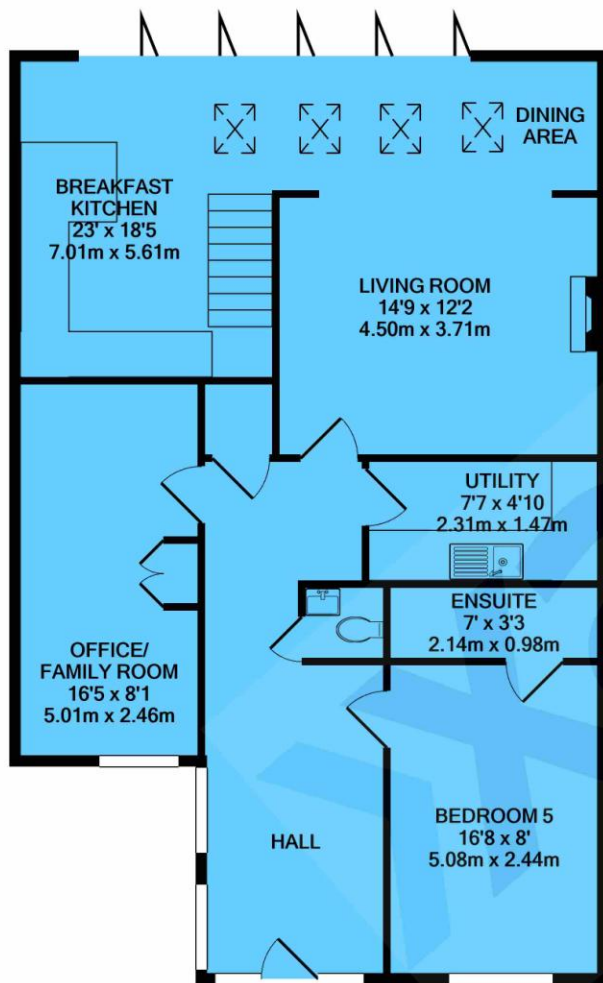
7' 11" x 6' 8" (2.41m x 2.02m)

**OUTSIDE THE PROPERTY**

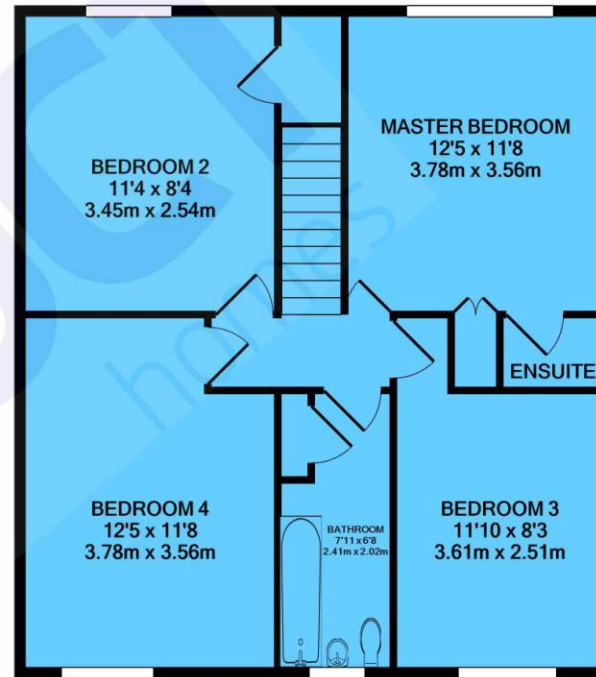
**SOUTH FACING REAR GARDEN**







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  
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