



BROWNS LANE, KNOWLE, B93 9BD
ASKING PRICE OF £624,950



- »X Extended Four Bedroom Detached
- »X Outstanding Views To Open Fields
- »X Living & Dining Room
- »X Significantly Extended
- »X Open Plan Breakfast Kitchen & Family Room
- »X Master With Ensuite
- »X Four Double Bedrooms
- »X South Facing & Private Rear Garden
- »X Driveway With Parking For Multiple Vehicles

PROPERTY OVERVIEW

Set within a sought after road of Knowle and affording outstanding views to open fields is this significantly extended and beautifully presented four double bedroom detached property which requires internal inspection to be fully appreciated. In 2011, the present owners completed a stunning extension to the property which now includes a magnificent open plan breakfast kitchen and family room as well as a superb master bedroom with vaulted ceiling and refitted ensuite. The property is set back behind a tarmacadam and block paved driveway providing ample parking for multiple vehicles and is accessed via an entrance hallway finished with Karndean flooring which also extends into the dining room and open plan breakfast kitchen. The ground floor accommodation is completed with a utility, garage / store and a living room with bay window to the front. To the first floor are four double bedrooms and two bathrooms. The master bedroom affording a luxury ensuite and the remaining bedrooms serviced via a refitted bathroom. Outside the property enjoys a south facing and private rear garden which is mainly laid with lawn, full width block paved patio, storage shed and side gated entrance. To view this superb family home which is located within the catchment area for Arden Academy please contact Xact Homes on 01564 777284.

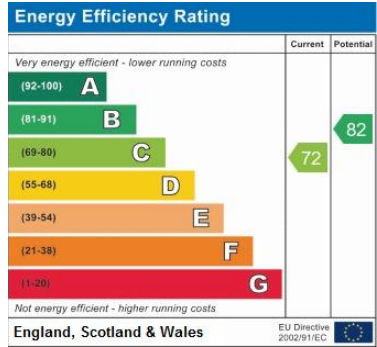
PROPERTY LOCATION

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	Band E
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	Talk Talk - Fibre Optic
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Indesit oven, Siemens hob, Hotpoint extractor, Bosch dishwasher, all carpets, blinds and light fittings, some curtains, garden shed and fitted wardrobes in bedroom one.



FIRST FLOOR

MASTER BEDROOM

13' 3" x 12' 6" (4.05m x 3.80m)

ENSUITE

6' 11" x 5' 5" (2.10m x 1.65m)

BEDROOM TWO

11' 10" x 11' 8" (3.60m x 3.55m)

BEDROOM THREE

10' 10" x 10' 6" (3.30m x 3.20m)

BEDROOM FOUR

8' 10" x 8' 6" (2.70m x 2.60m)

FAMILY BATHROOM

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

OUTSIDE THE PROPERTY

GARAGE/STORE

8' 4" x 8' 2" (2.55m x 2.50m)

SOUTH FACING REAR GARDEN

HALLWAY

LIVING ROOM

14' 9" x 11' 9" (into bay) (4.50m x 3.60m)

OPEN PLAN BREAKFAST KITCHEN

21' 10" x 13' 3" (6.65m x 4.05m)

DINING AREA

11' 10" x 8' 6" (3.60m x 2.60m)

UTILITY

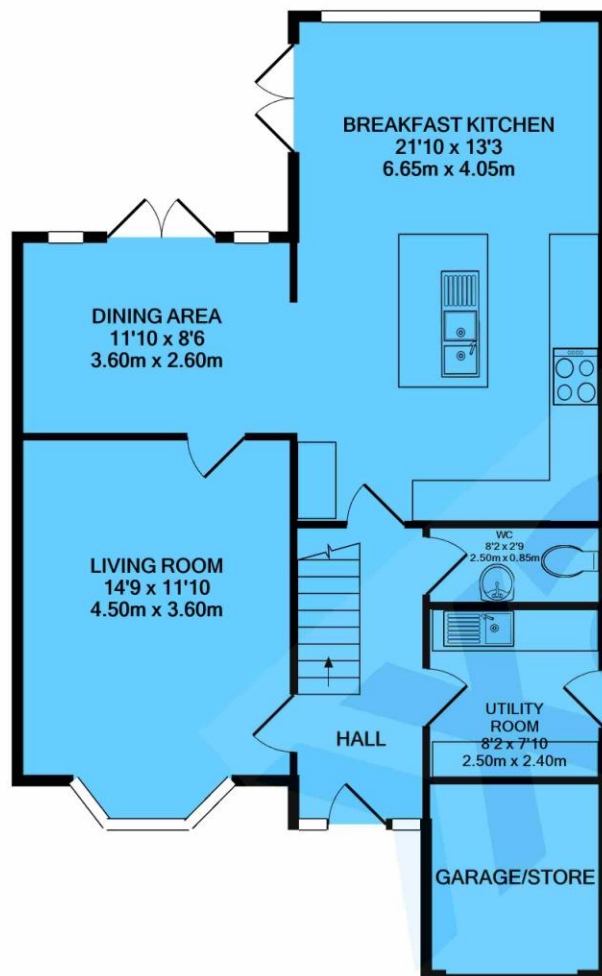
8' 2" x 7' 10" (2.50m x 2.40m)

WC

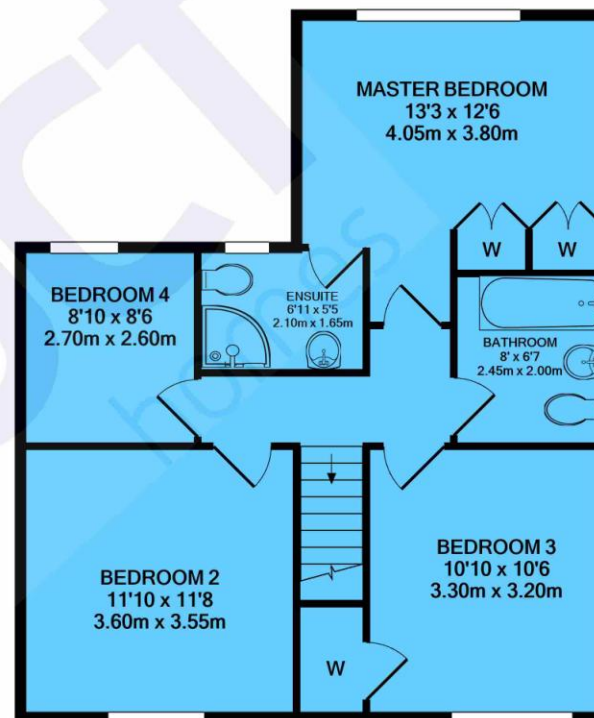
8' 2" x 2' 9" (2.50m x 0.85m)







GROUND FLOOR
APPROX. FLOOR
AREA 795 SQ.FT.
(73.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1434 SQ.FT. (133.2 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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