



KENILWORTH ROAD, KNOWLE, B93 0JD  
ASKING PRICE OF £375,000





- »X No Upward Chain
- »X A Rare Opportunity
- »X Detached Barn With Planning Permission

- »X Convert Into A Two Bedroom Cottage
- »X Superb Location
- »X Easy Walking Distance To Knowle Village

- »X Outstanding Project For Those Seeking To Downsize
- »X Set Behind A Deep Driveway
- »X Private Location

## PROPERTY OVERVIEW

This is an extremely rare and exciting opportunity to purchase a large detached barn (with full planning permission) located a short walk away from Knowle village and with the benefit of no upward chain. The present owners have already obtained full planning permission to convert the existing property back into its original form as a two bedroomed cottage (as detailed below) set behind a deep driveway and lawned foregarden. There is also scope for extending the property subject to planning permission. This project is ideal for those seeking to downsize, be close to Knowle village and internally design and specify their own finish. The property sits to the front of Manor Cottage and affords a courtyard style garden to the rear. To view this most unique and exciting opportunity please contact Xact Homes on 01564 777284 viewing is strictly via appointment only.

## 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.

<b>COUNCIL TAX</b>	TBC
<b>TENURE</b>	Freehold
<b>SERVICES</b>	TBC
<b>GARDEN</b>	Large lawned







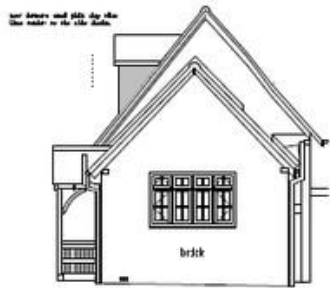




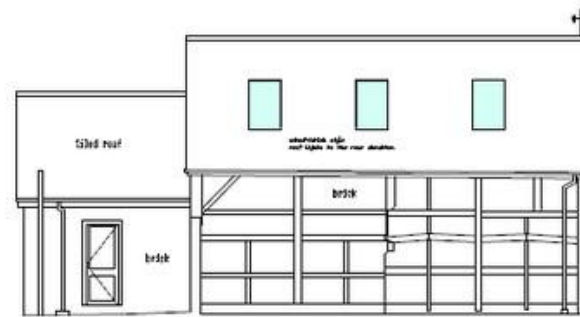
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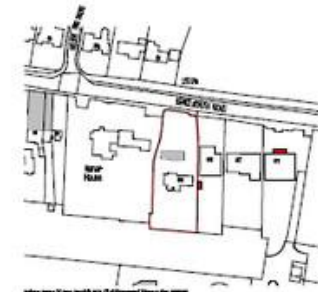
FRONT ELEVATION



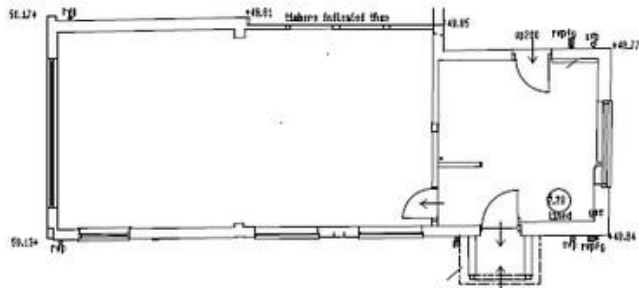
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REAR ELEVATION



GROUND FLOOR PLAN



<p>CROSS - CRAM ASSOCIATES ARCHITECTS</p> <p>VINE HOUSE STATION ROAD DORRIDGE SOLIHULL W. MID. B93 8HP</p> <p>PL. 01564 777284 FAX 01564 777284</p>	
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