



BEAUSALE DRIVE, KNOWLE, B93 0NS  
ASKING PRICE OF £700,000





»X No Upward Chain

»X Significantly Extended Detached

»X Quiet Cul-De-Sac Location

»X Five Bedrooms

»X Four Reception Rooms

»X Double & Single Garage

»X Set Behind A Wide Plot

»X Master With Ensuite

»X South Facing Rear Garden

### PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and within easy walking distance to the village and all local schools is this significantly extended five bedroom detached family home. Located on a wide plot and benefitting from both a double garage and single garage, the property boasts four reception rooms to the ground floor including living room, dining room, family room and study as well as a breakfast kitchen and utility which are all accessed via an entrance hallway with guest cloakroom. To the first floor are five bedrooms (four of which are double) with the master bedroom benefitting from a luxury en-suite. All remaining bedrooms are serviced via the family bathroom. Outside the property enjoys two driveways, one being stoned and leading to a double garage and one recently laid with new tarmac leading to a carport and further single garage. To the rear of the property is a wide south facing rear garden which is mainly laid with lawn and benefits from a full width paved patio which also leads to the rear of the double garage. The property benefits from being offered to the market with no upward chain and internal viewing via Xact Homes on 01564 777284 is highly recommended.

### 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 F

### TENURE

Freehold

### SERVICES

Mains gas, electricity and water on a meter

### BROADBAND

Virgin Media

### LOFT SPACE

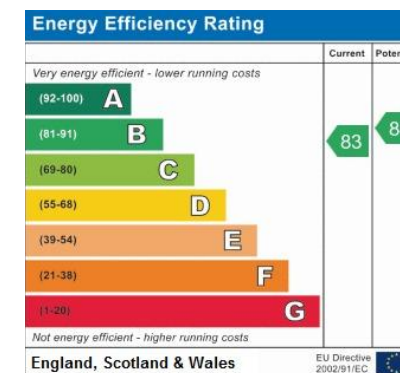
Partially boarded with ladder and lighting

### GARDEN

South facing

### ITEMS INCLUDED IN THE SALE

Cannon cooker, Bosch fridge freezer, Zanussi dishwasher and Bosch washing machine, 16 solar panels, garden shed, electric garage door, fitted wardrobes in bedroom one and all carpets, curtains, blinds and light fittings.



**HALLWAY**

**LIVING ROOM**

14' 11" x 14' 5" (4.55m x 4.40m)

**DINING ROOM**

12' 0" x 11' 8" (3.65m x 3.55m)

**FAMILY ROOM**

11' 9" x 11' 4" (3.58m x 3.45m)

**STUDY**

12' 10" x 6' 7" (max) (3.90m x 2.00m)

**BREAKFAST KITCHEN**

15' 11" x 11' 10" (4.85m x 3.60m)

**UTILITY**

9' 2" x 5' 5" (2.80m x 1.65m)

**GUEST WC**

5' 8" x 2' 11" (1.75m x 0.90m)

**FIRST FLOOR**

**MASTER BEDROOM**

15' 1" x 11' 6" (4.60m x 3.50m)

**ENSUITE**

7' 5" x 5' 9" (2.25m x 1.75m)

**BEDROOM TWO**

12' 0" x 11' 8" (3.65m x 3.55m)

**BEDROOM THREE**

11' 8" x 11' 6" (3.55m x 3.50m)

**BEDROOM FOUR**

12' 4" x 8' 8" (3.75m x 2.65m)

**BEDROOM FIVE**

8' 10" x 7' 5" (2.70m x 2.25m)

**BATHROOM**

6' 5" x 5' 5" (1.95m x 1.65m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

17' 5" x 15' 9" (5.30m x 4.80m)

**SINGLE GARAGE**

17' 5" x 8' 2" (5.30m x 2.50m)

**CARPORT**

18' 10" x 8' 0" (5.75m x 2.45m)

**SOUTH FACING REAR GARDEN**









