



## Fletcher Grove, Knowle

Offers Over £800,000







## PROPERTY OVERVIEW

### \*\*\*Location, Location, Location\*\*\*

This four bedroom detached executive property occupies an unrivalled location within easy walking distance to all local schools, both Knowle and Dorridge villages, Dorridge Station and literally 10 seconds to Knowle and Dorridge Cricket Club and Tennis club. In addition, the property resides within a quiet and secluded cul-de-sac and is perfectly situated equidistant between the villages and Knowle and Dorridge. This exceptional four double bedroom detached family home truly requires internal inspection to be fully appreciated.

The property has been immaculately maintained by the present owners, including new UPVC double glazed windows and also has had internal remodelling to the ground floor accommodation to provide three beautifully proportioned reception rooms.

The property is set back behind a wide block paved secluded private driveway providing parking for multiple vehicles and is accessed via a light entrance hallway with guest cloakroom. Off the hallway are three reception rooms including large study (created via a garage conversion in 2001) which also offers the versatility to be used as a play / family room. The living room is situated to the front elevation and features a bay window and beautiful inglenook fireplace with integrated log burner. The dining room is accessed via double doors off the living room and a courtesy door off the entrance hallway and has been fitted with full width bi-fold doors opening onto the rear patio.





A particular feature of this family home is the modern Leicht kitchen which is finished to the highest specification with a range of Siemens appliances and tiled flooring which continues through to the utility which has again been finished with Leicht base and wall units and worksurface. The utility also benefits from a courtesy door into the single garage and additional door to the rear garden.

To the first floor are four double bedrooms all with fitted wardrobes. The principal bedroom affords its own ensuite facility which is accessed via a dressing area with fitted wardrobes. All remaining double bedrooms are serviced via the family bathroom.

Outside the property enjoys a landscaped rear garden with part patio/path and is mainly laid with lawn, with formal borders and shrubs and additional seating area to the rear boundary. To the side of the property is a useful storage shed.

In summary, this is an outstanding opportunity to purchase a spacious family home set within the perfect location with convenient and easy access to all local amenities and schools. To arrange your private viewing please contact Xact Homes on 01564 777284.



- Immaculate Executive Detached
- Internally Remodelled To Provide Three Reception Rooms
- Four Double Bedrooms All With Fitted Wardrobes
- Stunning Leicht Kitchen
- New UPVC Double Glazed Windows
- Set Behind Block Paved Secluded Private Driveway With Single Garage
- Outstanding Private Location
- Within Walking Distance To Dorridge Village
- Viewing Essential





## 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: G

Tenure: Freehold

**ENTRANCE HALL**

17' 9" x 6' 3" (5.40m x 1.90m)

**CLOAKROOM**

6' 3" x 4' 9" (1.90m x 1.45m)

**LIVING ROOM**

18' 4" x 15' 11" (5.60m x 4.85m)

**DINING ROOM**

12' 8" x 11' 8" (3.86m x 3.55m)

**STUDY/PLAY/FAMILY ROOM**

18' 3" x 7' 10" (5.55m x 2.40m)

**KITCHEN**

12' 6" x 12' 4" (3.80m x 3.75m)

**UTILITY**

12' 4" x 5' 3" (3.75m x 1.60m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

15' 7" x 12' 6" (4.75m x 3.80m)

**DRESSING AREA**

8' 2" x 6' 7" (2.50m x 2.00m)

**ENSUITE**

8' 2" x 6' 5" (2.50m x 1.95m)

**BEDROOM TWO**

14' 9" x 12' 4" (4.50m x 3.75m)

**BEDROOM THREE**

12' 8" x 12' 4" (3.85m x 3.75m)

**BEDROOM FOUR**

15' 1" x 10' 4" (4.60m x 3.15m)

**BATHROOM**

9' 0" x 8' 8" (2.75m x 2.65m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 3" x 8' 4" (5.55m x 2.55m)

### **LANDSCAPED REAR GARDEN WITH FULL WIDTH PATIO**

### **ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, integrated hob, extractor, integrated microwave/oven, fridge/freezer (in kitchen), dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms and garden shed.

### **SUBJECT TO NEGOTIATION**

Washing machine, tumble dryer and fridge/freezer in utility are negotiable.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - Fibre optic Loft space - part boarded with ladder and lighting

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



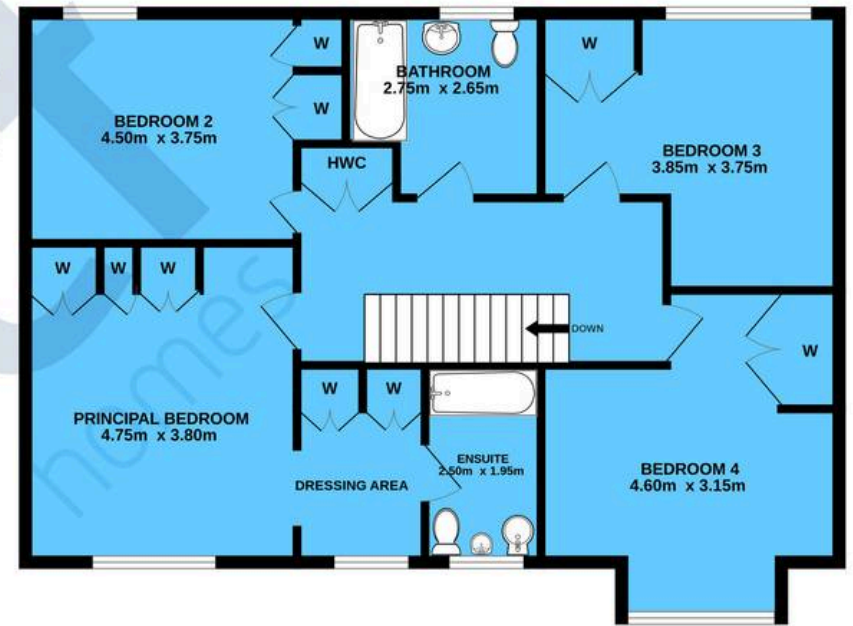




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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