



## Spiers Close, Knowle

Guide Price £635,000





## PROPERTY OVERVIEW

Nestled within the sought-after Arden Academy Catchment area, this impressive four bedroom detached house offers a blend of stylish living space and functionality for discerning homeowners. With a tarmac driveway leading to the entrance, this property exudes kerb appeal from the moment you arrive. Upon entering the property, you are greeted by a spacious and inviting entrance hallway, setting the tone for the well-proportioned living spaces that lie beyond. The ground floor comprises a guest cloakroom, a lounge filled with natural light from large windows, a breakfast kitchen equipped with modern amenities and a separate dining room providing the perfect setting for entertaining guests or enjoying family meals. The property comprises four well-appointed bedrooms, each designed with comfort and functionality in mind, all of which are serviced via the well appointed family bathroom. The private garden, accessible from the rear of the property, offers a secluded outdoor space for outdoor gatherings or simply unwinding in the open air. This property also boasts a garage, providing ample storage space.



In summary, this four bedroom detached house presents a rare opportunity to acquire a property that seamlessly combines modern comfort with a convenient location. The property's proximity to a range of transport links and nearby amenities ensures convenience and connectivity for daily living. Whether you are seeking a family home with room to grow or a space to entertain guests, this property offers versatile living spaces and a prime location for a truly exceptional living experience.

#### 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





- Four Bedroom Detached House
- Located Within The Arden Academy Catchment
- Spacious Entrance Hallway
- Guest Cloakroom
- Modern Breakfast Kitchen
- Dining Room
- Four Generously Sized Bedrooms
- Private Rear Garden
- Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **BREAKFAST KITCHEN**

15' 1" x 9' 7" (4.60m x 2.92m)

#### **UTILITY**

11' 10" x 8' 10" (3.60m x 2.70m)

#### **DINING ROOM**

11' 6" x 10' 2" (3.50m x 3.09m)

#### **LOUNGE**

16' 5" x 12' 1" (5.00m x 3.69m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 0" x 11' 8" (3.97m x 3.56m)

#### **BEDROOM TWO**

10' 8" x 10' 2" (3.24m x 3.09m)

#### **BEDROOM THREE**

9' 7" x 7' 4" (2.92m x 2.24m)

#### **BEDROOM FOUR**

9' 11" x 6' 11" (3.03m x 2.12m)

#### **BATHROOM**

10' 2" x 5' 7" (3.09m x 1.70m)

#### **TOTAL FLOOR AREA**

Total floor area: 129.5 sq.m. = 1394 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **PRIVATE REAR GARDEN**

### **GARAGE**

15' 8" x 8' 10" (4.77m x 2.70m)

### **ITEMS INCLUDED IN SALE**

Bosch integrated oven, AEG integrated hob, extractor, Hoover dishwasher, all carpets, some curtains, all blinds, some light fittings and a garden shed.

### **ADDITIONAL INFORMATION**

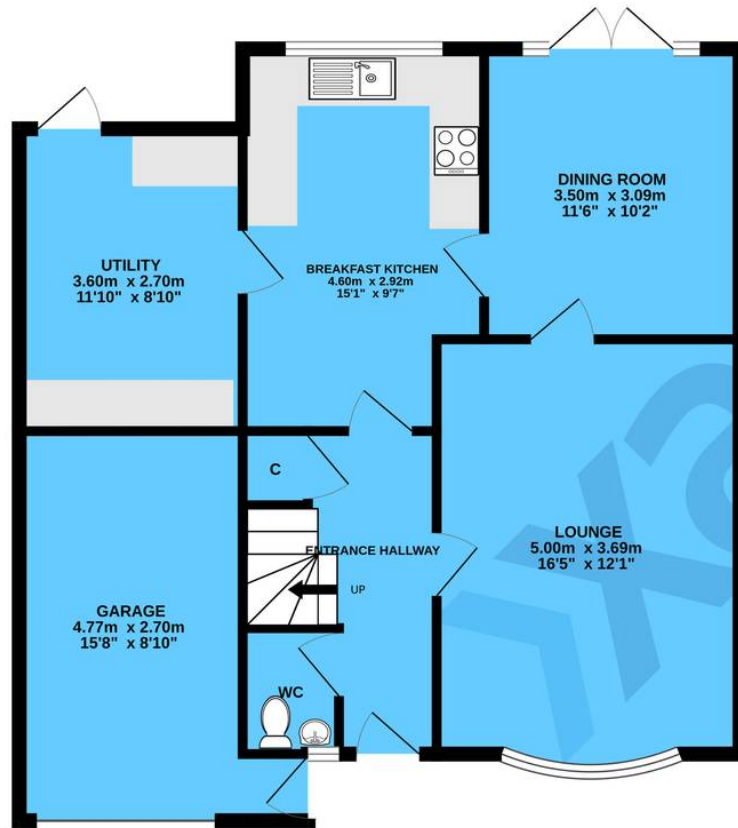
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin Media. Loft space - boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

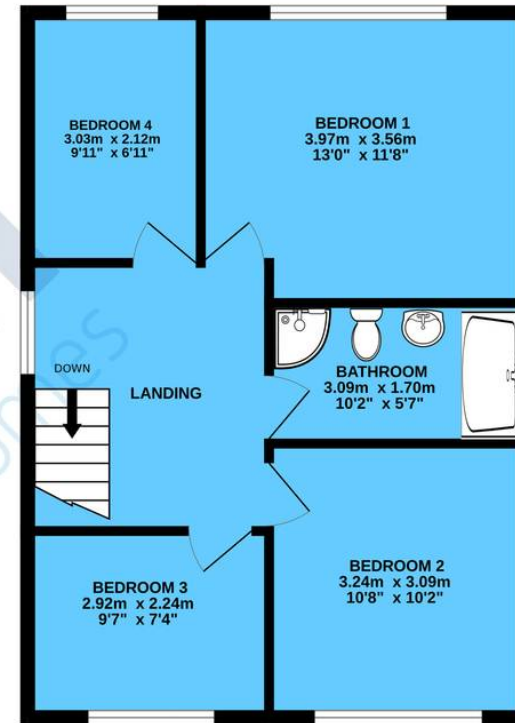
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 129.5 sq.m. (1394 sq.ft.) approx.

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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