



Alveston Grove, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Welcome to this superb four-bedroom detached property nestled on a quiet road of Knowle. Boasting a prime location within walking distance to the village and all local schools, this beautifully presented and extended home offers a perfect blend of serenity and convenience. The property occupies a large plot and sits behind a large driveway, providing ample parking for multiple vehicles and also leading to an integral garage. Upon entering, you are greeted by a meticulously maintained interior and an entrance hallway with downstairs shower room and also providing access into all ground floor accommodation. The heart of the home lies within the extended breakfast kitchen, which is not only a culinary delight but also a social hub for family and friends to gather with its granite work surfaces and breakfast bar. The living room and dining room offer generous spaces for relaxation and entertainment, featuring tasteful decor and an abundance of natural light. 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.



Stepping outside, you are greeted by a professionally landscaped south westerly facing rear garden, a true oasis of tranquility. The garden is thoughtfully designed to be enjoyed year-round, with a summer house offering a perfect spot for al fresco dining or simply soaking up the sun. In addition to its aesthetic appeal, the property's practicality is further enhanced by its proximity to local amenities and schools, making it an ideal choice for families seeking a convenient and peaceful lifestyle. In conclusion, this immaculate property offers a rare opportunity to own a stunning home in a sought-after location. With its blend of modern design, functional spaces, and impeccable presentation, this is a property that truly stands out from the rest. Viewing is essential to fully appreciate all that this exceptional home has to offer. Make this property your own and experience the epitome of luxurious living in Knowle.

- Located On A Quiet Road Of Knowle
- Within Walking Distance To Village And All Local Schools
- Beautifully Presented And Extended Four Bedroom Detached
- Set Behind A Large Driveway With Parking For Multiple Vehicles
- Four Bedrooms And Family Bathroom
- Immaculately Presented With An Extended Breakfast Kitchen, Guest Shower Room, Living Room & Dining Room
- Landscaped South Westerly Facing Rear Garden With Summer House
- 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: E

Tenure: Freehold



ENTRANCE HALL

LIVING ROOM

16' 3" x 13' 5" (4.95m x 4.09m)

DINING ROOM

14' 11" x 10' 2" (4.55m x 3.10m)

BREAKFAST KITCHEN

16' 3" x 10' 0" (4.95m x 3.05m)

SHOWER ROOM

7' 5" x 6' 3" (2.26m x 1.91m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 9" x 9' 10" (4.19m x 3.00m)

BEDROOM TWO

13' 1" x 9' 8" (3.99m x 2.95m)

BEDROOM THREE

11' 2" x 8' 10" (3.40m x 2.69m)

BEDROOM FOUR

10' 6" x 7' 1" (3.20m x 2.16m)

BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)

TOTAL SQUARE FOOTAGE

117 sq.m (1259 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

16' 1" x 7' 7" (4.90m x 2.31m)

PROFESSIONALLY LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Bosch integrated hob, Bosch extractor, Neff microwave, AEG fridge/freezer, Whirlpool dishwasher, Beko washing machine, Hotpoint (in garage) tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, Devimat underfloor heating in shower room and bathroom and garden gazebo summer house with heater and lighting.

ADDITIONAL INFORMATION

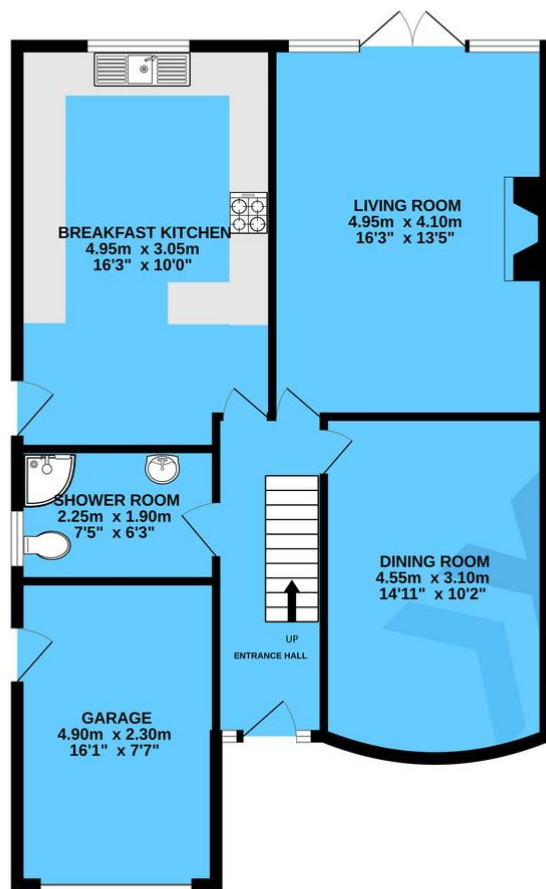
Services - water meter, mains gas, electricity and sewers. Broadband - City Fibre - gigabit. Loft space - with lighting.

MONEY LAUNDERING REGULATIONS

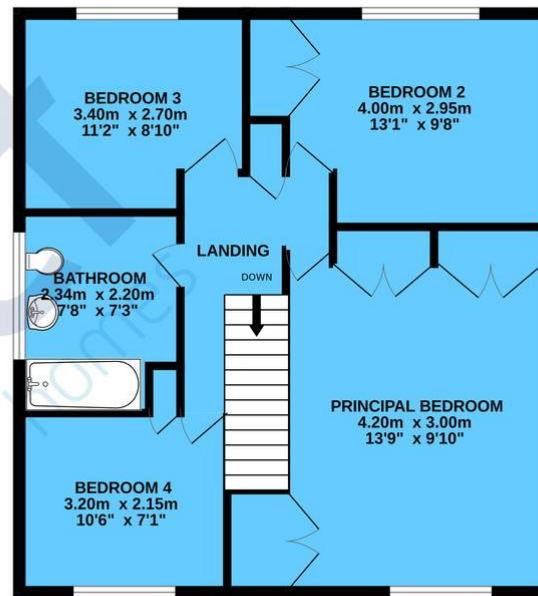
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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