



## Wilsons Road, Knowle

Guide Price £1,250,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

An extremely rare opportunity presents itself within the picturesque setting of Knowle Village, with this stunning Grade II listed property that exudes elegance and charm. Set within large and outstanding south easterly gardens with captivating views to open fields, this residence offers a unique blend of history and modern comforts. Boasting three inviting reception rooms, four bedrooms (fourth bedroom landing area) and family bathroom. This building was the original meeting place for the local hunt from the grounds c1850 to c1870, this property provides an exceptional living space that is both spacious and versatile. With the potential for multi-generational living or commercial utilisation, the accommodation layout is designed to cater to a variety of lifestyle needs. The architectural finesse of this property is truly remarkable, showcasing many beautiful features such as high ceilings, detailed skirting boards, exquisite feature fireplaces, and enchanting stained glass windows that add character and allure to the space. Each room tells a story of the property's rich heritage, creating an atmosphere of sophistication and elegance throughout.





The property benefits from the convenience of no upward chain, allowing for a smooth and efficient transition for the new owners. To the rear of the property is a large landscaped and private rear garden which provides a most tranquil setting with views to open fields. Nestled in the sought-after Arden Academy catchment area, this property promises not only a luxurious lifestyle but also access to reputable educational facilities for families with school-aged children. The central location of the property ensures that essential amenities, leisure facilities, and transport links are easily accessible, making it a desirable abode for those seeking a harmonious balance of convenience and tranquillity. In conclusion, this Grade II listed property is a rare gem that offers a unique opportunity to own a piece of history in the heart of Knowle Village. With its exceptional features, versatile living spaces, and prime location, this residence is a true testament to luxury living at its finest.

#### 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: D

Tenure: Freehold

- Stunning Grade II Listed Property Located In The Heart Of Knowle Village, Built c1850
- English Oak Floors To Ground Floor & First Floor Landing Area
- Boasting Three Reception Rooms & Four Bedrooms (Fourth Bedroom Landing Area), One Downstairs Toilet & One Bathroom
- Many Beautiful Architectural Features Including High Ceilings With Original Decorative Plaster Cornice, Skirting Boards, Feature Fireplaces and Stained Glass Windows
- Offering Extremely Versatile Accommodation For Multi Generational Living Or Use As Commercial Premises
- Set Within Large And Outstanding South Easterly Gardens With Views To Open Fields With Private Gardeners Access To Warwick Road
- Benefiting From No Upward Chain
- Local Authority Approved For Domestic & Commercial Use



**PORCH**

**HALL**

**WC**

6' 11" x 4' 11" (2.11m x 1.50m)

**SITTING ROOM**

15' 9" x 14' 3" (4.80m x 4.34m)

**DINING ROOM**

13' 3" x 12' 2" (4.04m x 3.71m)

**BREAKFAST ROOM**

16' 7" x 15' 5" (5.05m x 4.70m)

**STUDY**

11' 6" x 8' 10" (3.51m x 2.69m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 5" x 14' 1" (4.70m x 4.29m)

**BEDROOM TWO**

16' 1" x 11' 6" (4.90m x 3.51m)

**BEDROOM THREE**

12' 0" x 6' 1" (3.66m x 1.85m)

**BATHROOM**

12' 0" x 6' 3" (3.66m x 1.91m)

**TOTAL SQUARE FOOTAGE**

173.4 sq.m (1866 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARDEN**

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

All carpets, curtains and blinds.

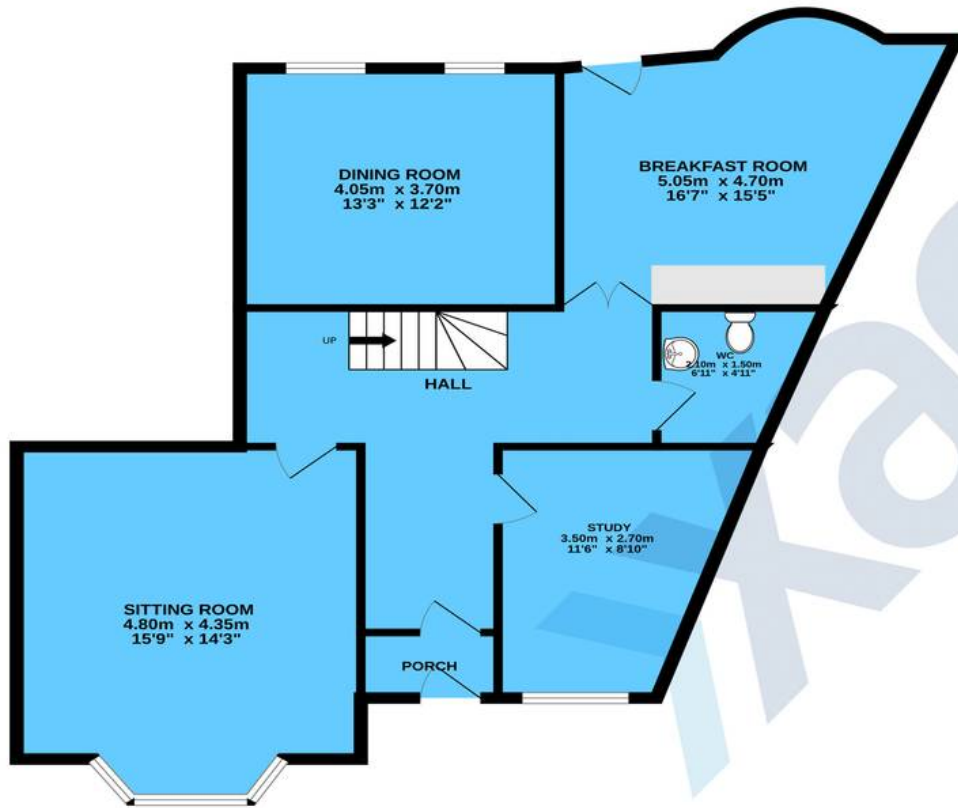
#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

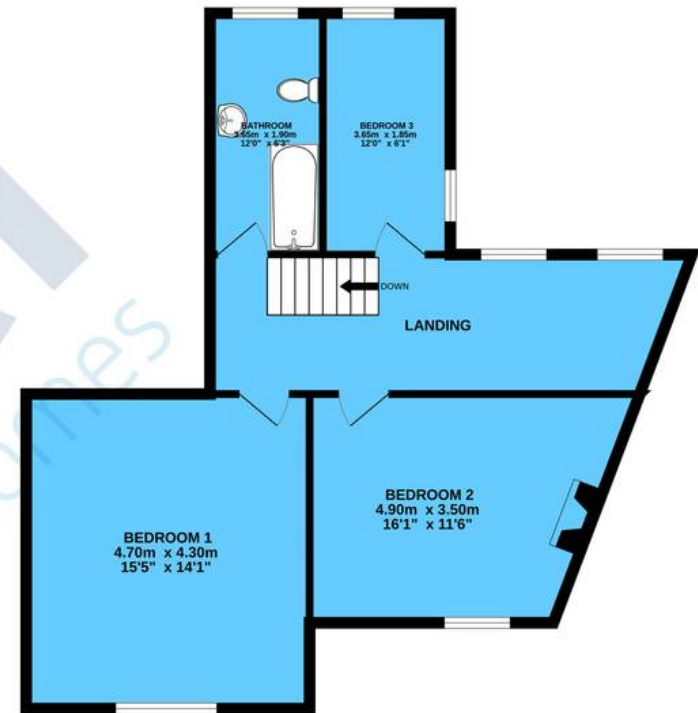
#### **MONEY LAUNDERING REGULATIONS**

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 : 173.4 sq.m. (1866 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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