



Tilehouse Green Lane, Knowle

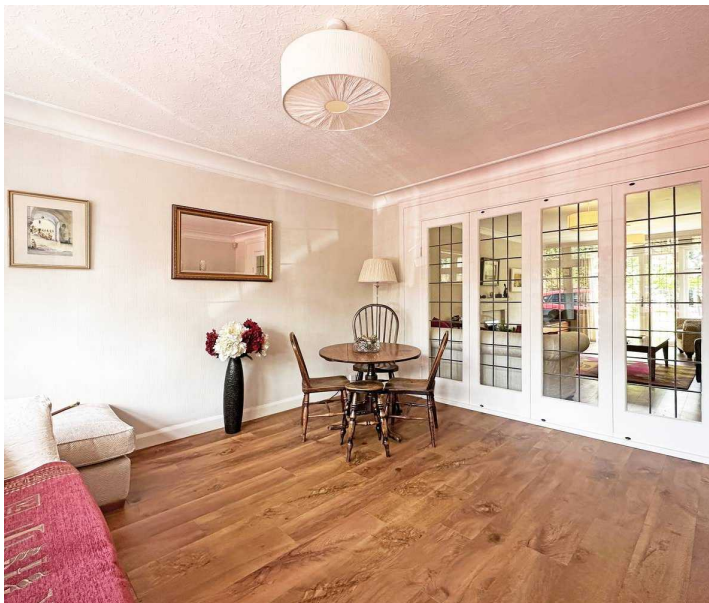
Guide Price £925,000





PROPERTY OVERVIEW

This immaculately presented four bedroom detached family home is located on a highly sought after road in Knowle within easy walking distance to all local amenities and schools. The property is approached via a wide tarmac driveway providing parking for multiple vehicles and a delightful lawn foregarden with well established shrubbery. Upon entering the property you are greeted via a welcoming entrance hallway connecting all reception rooms which consists of:- a large open plan kitchen / diner with integrated appliances and ample space for both a dining table and sofa seating; a spacious living room opening out to the rear via a set of French doors; a dining room with excellent views of the front of the property via a feature bay window; a practical utility with fitted units and sink; a garage / store room; and a downstairs toilet. The first floor is made up of four double bedrooms, one of which is a large principal bedroom benefiting from a Juliet balcony with stunning views of the rear garden and an en-suite shower room with all remaining bedrooms are serviced by a family bathroom.





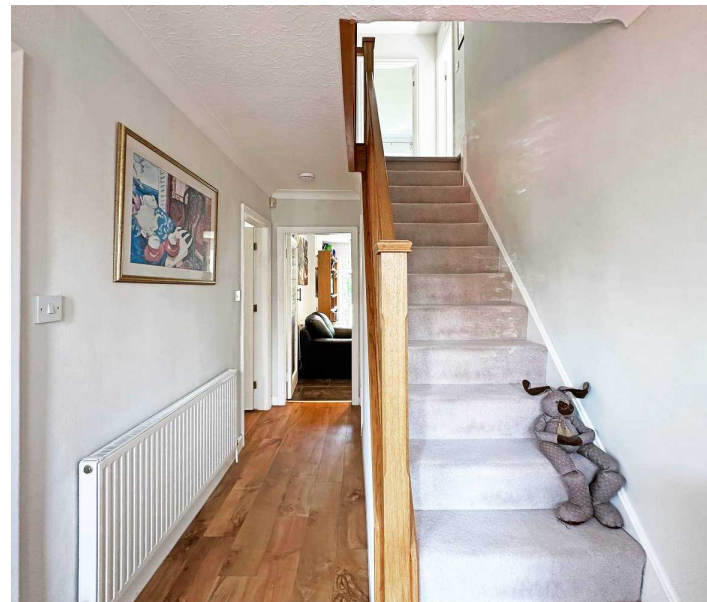
Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and has an expansive patio seating area. To view this superb property call Xact Homes today on 01564 777284.

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





- Four Bedroom Detached Property
- Highly Sought After Road In Knowle
- Open Plan Kitchen / Diner
- Living Room & Dining Room
- Utility Room & Garage / Store Room
- Four Double Bedrooms
- Principal Bedroom With Ensuite
- Family Bathroom
- Lawn Rear Garden

ENTRANCE HALLWAY

OPEN PLAN KITCHEN / DINER

19' 6" x 17' 1" (5.95m x 5.20m)

LIVING ROOM

19' 8" x 12' 2" (6.00m x 3.70m)

DINING ROOM

12' 2" x 12' 0" (3.70m x 3.65m)

UTILITY

14' 5" x 3' 11" (4.40m x 1.20m)

GARAGE / STORE ROOM

12' 6" x 8' 2" (3.80m x 2.50m)

DOWNSTAIRS TOILET

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 12' 4" (4.30m x 3.75m)

JULIET BALCONY

ENSUITE SHOWER ROOM

9' 2" x 5' 3" (2.80m x 1.60m)

BEDROOM TWO

15' 1" x 10' 6" (4.60m x 3.20m)

**BEDROOM THREE**

12' 4" x 12' 0" (3.75m x 3.65m)

BEDROOM FOUR

14' 7" x 8' 6" (4.45m x 2.60m)

BATHROOM

8' 2" x 8' 2" (2.50m x 2.50m)

TOTAL SQUARE FOOTAGE

Total floor area - 165.1 sq.m. = 1777 sq.ft. approx.

OUTSIDE THE PROPERTY**BEAUTIFUL REAR GARDEN****ITEMS INCLUDED IN SALE**

Neff double integrated oven, AEG integrated hob, extractor, John Lewis dishwasher, all carpets, some curtains, fitted wardrobes in two bedrooms and a garden shed.

ADDITIONAL INFORMATION

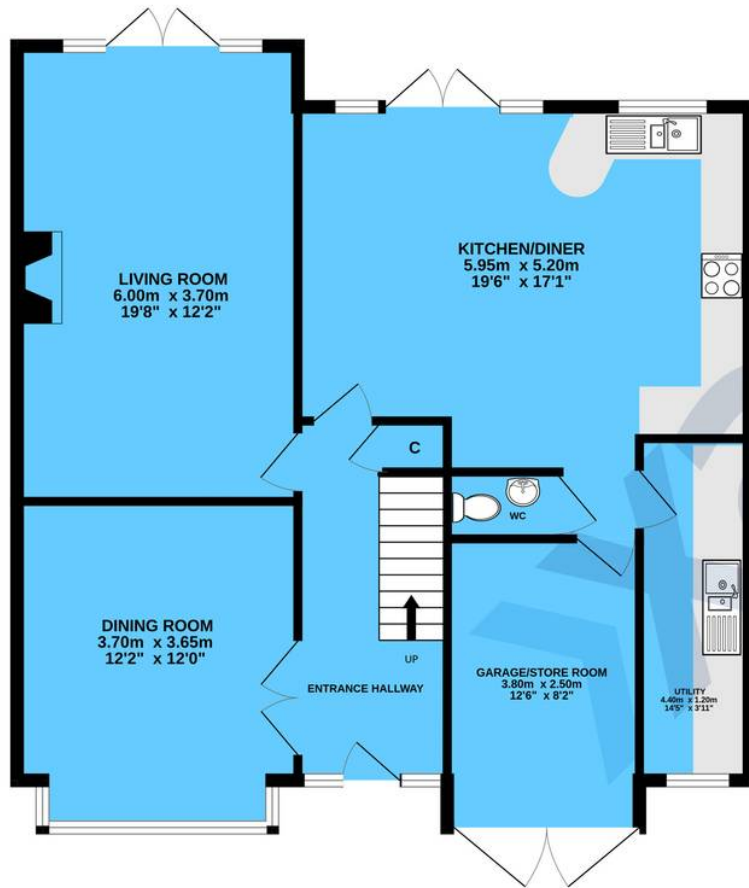
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

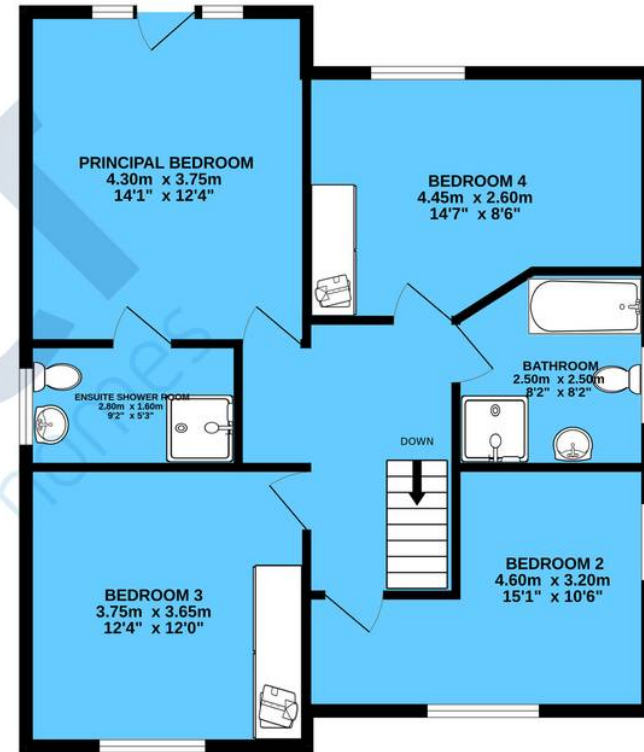
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
91.4 sq.m. (984 sq.ft.) approx.



1ST FLOOR
73.6 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 165.1 sq.m. (1777 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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