



Darley Green Road, Knowle

Guide Price £775,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire an immaculately presented four-bedroom Edwardian semi-detached property on a highly sought-after road, this residence is the epitome of luxurious family living. Set behind a stoned driveway, this home has been significantly extended and beautifully presented throughout to provide a superb family home. Upon entering, all ground floor accommodation is accessed via the entrance hallway which leads to the guest cloakroom. The heart of the home is the stunning open plan and extended breakfast kitchen and family room which also leads to a separate dining room, a perfect space for entertaining and daily living, with bi-fold doors opening onto the landscaped rear garden. The large living room features a charming log burner and a snug area, providing a cosy retreat for relaxation. Upstairs, there are four well-proportioned bedrooms and two bathrooms, including the principal bedroom with a beautiful en-suite. Additionally, there is a large dressing room with fitted wardrobes, offering ample storage space for the fashion enthusiast. The landscaped rear garden is a private oasis, perfect for outdoor gatherings or quiet moments of reflection. A highlight of the garden is the superb garden room which could be utilised as a home office or hobby space, offering flexibility and additional living space.



Conveniently located at the rear of the property is a double garage, providing secure parking and storage options. The garage is accessed via the garden room, ensuring ease of use. For added convenience, there is also a separate service road leading to the rear of the property. In summary, this meticulously maintained property offers a seamless blend of modern amenities and period charm. With its prime location, spacious accommodations, and exceptional attention to detail, this home is a rare find and a must-see for discerning buyers seeking the ultimate in family living.

- Immaculately Presented Four Bedroom Edwardian Semi Detached
- Situated On A Highly Sought After Road And Set Behind A Stoned Driveway
- Significantly Extended And Beautifully Presented Throughout To Provide A Superb Family Home
- All Ground Floor Accommodation Accessed Via Entrance Hallway With Guest Cloakroom
- Stunning Open Plan And Extended Breakfast Kitchen / Family Room And Dining Room With Bi-Fold Doors Opening Onto Rear Garden
- Large Living Room With Feature Log Burner And Snug Area
- Four Bedrooms And Two Bathrooms Plus Large Dressing Room With Fitted Wardrobes, Principal Bedroom With Beautiful En-suite
- Large Landscaped Rear Garden With Superb Garden Room Which Could Be Used As Home Office
- Double Garage To Rear Of Property Accessed Via Garden Room And Also A Separate Service Road Leading To Rear





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 HALLWAY

WC

LIVING ROOM

23' 11" x 10' 10" (7.29m x 3.30m)

DINING ROOM

8' 8" x 7' 1" (2.64m x 2.16m)

BREAKFAST KITCHEN/FAMILY ROOM

30' 8" x 18' 4" (9.35m x 5.59m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 10' 11" (4.34m x 3.33m)

ENSUITE

7' 1" x 4' 0" (2.16m x 1.22m)

BEDROOM TWO

12' 9" x 11' 0" (3.89m x 3.35m)

BEDROOM THREE

11' 9" x 7' 9" (3.58m x 2.36m)

BEDROOM FOUR

9' 2" x 7' 2" (2.79m x 2.18m)

DRESSING ROOM

7' 10" x 6' 5" (2.39m x 1.96m)

BATHROOM

8' 11" x 5' 5" (2.72m x 1.65m)



OUTSIDE THE PROPERTY

GARDEN ROOM

13' 4" x 9' 3" (4.06m x 2.82m)

DOUBLE GARAGE

18' 3" x 13' 4" (5.56m x 4.06m)

TOTAL SQUARE FOOTAGE

156.9 sq.m (1689 sq.ft) approx.

LANDSCAPED GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

AGA free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets and blinds, some light fittings and underfloor heating.

ADDITIONAL INFORMATION

Services - water meter, oil, mains electricity and sewers. Broadband - Sky. Loft space - part boarded with lighting.



INFORMATION FOR POTENTIAL BUYERS

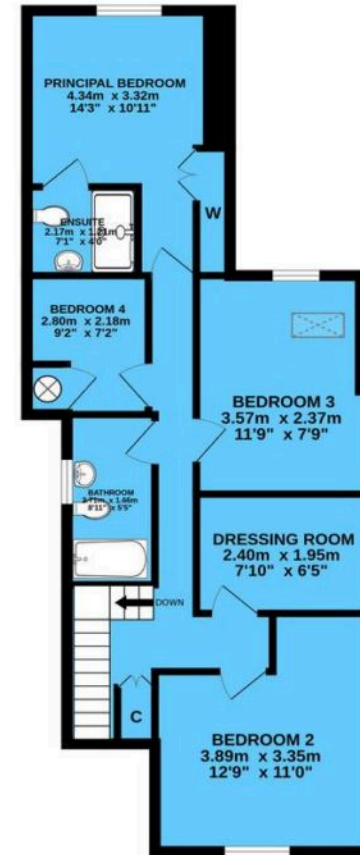
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



TOTAL FLOOR AREA : 156.9 sq.m. (1689 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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