



## Tilehouse Green Lane, Knowle

Guide Price £950,000

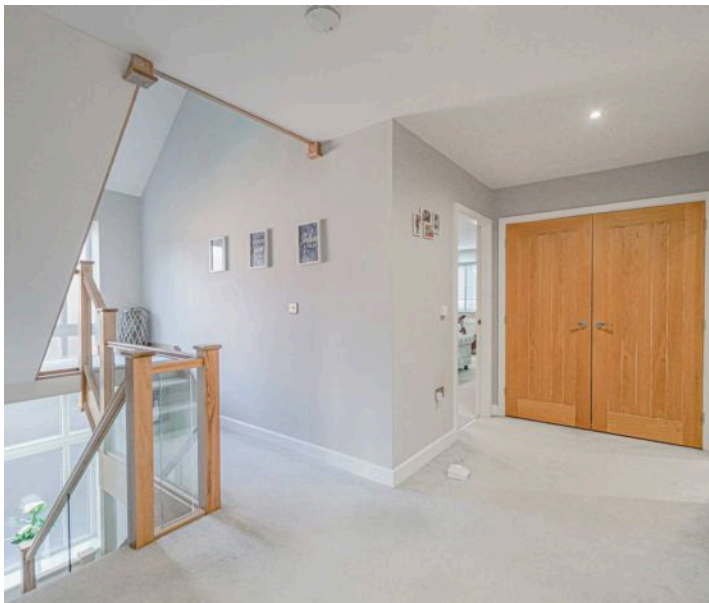
**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Absolutely Stunning Five Double Bedroom Detached Property located in Knowle and set over three floors. This newly built property, completed in 2020, exudes luxury and modernity, benefiting from the balance of a ten-year new build guarantee, ensuring peace of mind for the lucky new owners. The property is set behind a block paved driveway, providing ample parking space and leading to an integral single garage for added convenience. Upon entering, one is greeted by a spacious L-shaped hallway, offering access to all ground floor accommodations, including a guest cloakroom, a beautifully proportioned living room, and a magnificent open-plan kitchen, dining, and family room that seamlessly integrates indoor and outdoor living through expansive bi-fold doors. This impeccably designed property boasts a superb specification, featuring underfloor heating throughout the ground floor, an intercom system for added security, five generously sized bedrooms, and five modern bathrooms.





The first floor of the property houses four double bedrooms, three of which are accompanied by luxurious en-suite facilities, while the fourth bedroom is supported by a well-appointed family bathroom. Ascending to the second floor reveals an additional double bedroom that could alternatively be utilised as a guest bedroom, complemented by a large bathroom and a spacious walk-in store that could be converted into a cosy loft space. Outside, the property boasts a meticulously landscaped rear garden featuring a full-width paved patio, providing a perfect setting for outdoor relaxation, entertaining guests, or alfresco dining. Furthermore, this property is conveniently located to cater to a family's every-day needs, including proximity to all local schools, with the prestigious Arden catchment within reach, as well as easy access to a range of local facilities, making it an ideal home for those seeking a perfect blend of luxury, comfort, and convenience.



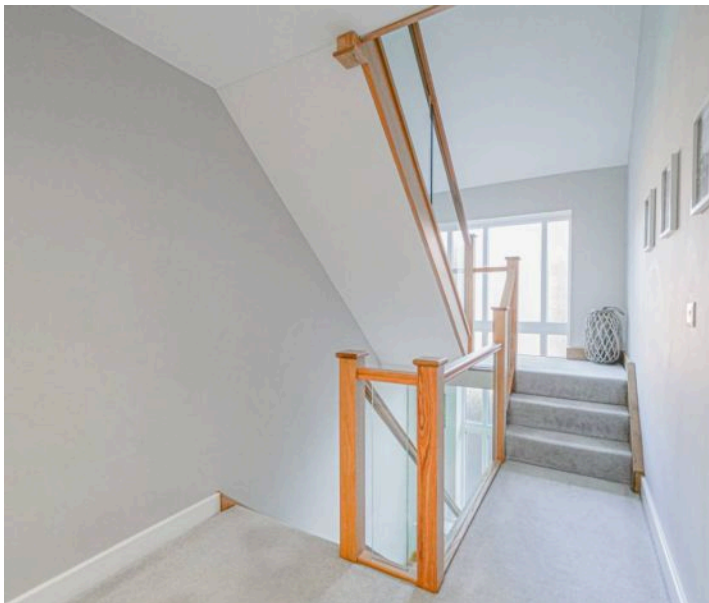


## PROPERTY LOCATION

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: G

Tenure: Freehold





- Absolutely Stunning Five Double Bedroom Detached Property Located In Knowle And Set Over Three Floors
- Originally Built in 2020 And Benefiting From The Balance Of A Ten year New Build Guarantee
- Set Behind A Block Paved Driveway Providing Ample Parking And Leading To Integral Single Garage
- All Ground Floor Accommodation Accessed Via Large L Shaped Entrance Hallway With Guest Cloakroom, Superb Sized Living Room And Magnificent Open Plan Kitchen Dining And Family Room With Bi-Fold Doors
- Superb Specification Including Underfloor Heating Throughout Ground Floor, Intercom System, Five Bedrooms And Five Bathrooms
- Four Double Bedrooms To First Floor, Three Of Which Have Luxury En-suite Facilities And Fourth Bedroom Supported Via Family Bathroom
- Further Double Bedroom / Guest Bedroom And Large Shower Room To Second Floor With Large Walk In Store / Loft
- Landscaped Rear Garden With Full Width Paved Patio
- Conveniently Located For All Local Schools Including Arden Catchment And All Local Facilities



**ENTRANCE HALL**

**WC**

**KITCHEN/DINING/FAMILY ROOM**  
27' 9" x 19' 9" (8.46m x 6.02m)

**UTILITY ROOM**

**LIVING ROOM**  
21' 9" x 11' 9" (6.63m x 3.58m)

**INTEGRAL GARAGE**  
17' 10" x 9' 9" (5.43m x 2.98m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**  
18' 4" x 11' 5" (5.59m x 3.48m)

**ENSUITE**

**BEDROOM TWO**  
19' 3" x 10' 7" (5.87m x 3.23m)

**ENSUITE**

**BEDROOM THREE**  
18' 9" x 11' 5" (5.72m x 3.48m)

**ENSUITE**

**BEDROOM FOUR**  
12' 9" x 12' 7" (3.89m x 3.84m)

**BATHROOM**

**SECOND FLOOR**

**BEDROOM FIVE**  
14' 11" x 13' 4" (4.55m x 4.06m)

**SHOWER ROOM**

**TOTAL SQUARE FOOTAGE**  
265.1 sq.m (2854 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED REAR GARDEN**

**FULL WIDTH PAVED PATIO**

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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, all blinds, all light fittings, underfloor heating, electric garage door and fitted wardrobes in four bedrooms.

#### **ADDITIONAL INFORMATION**

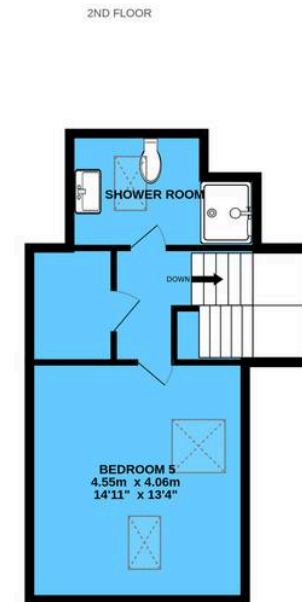
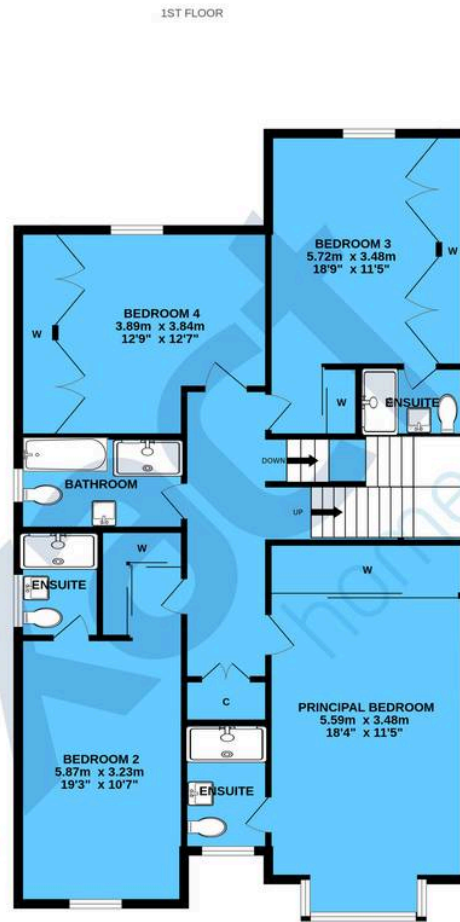
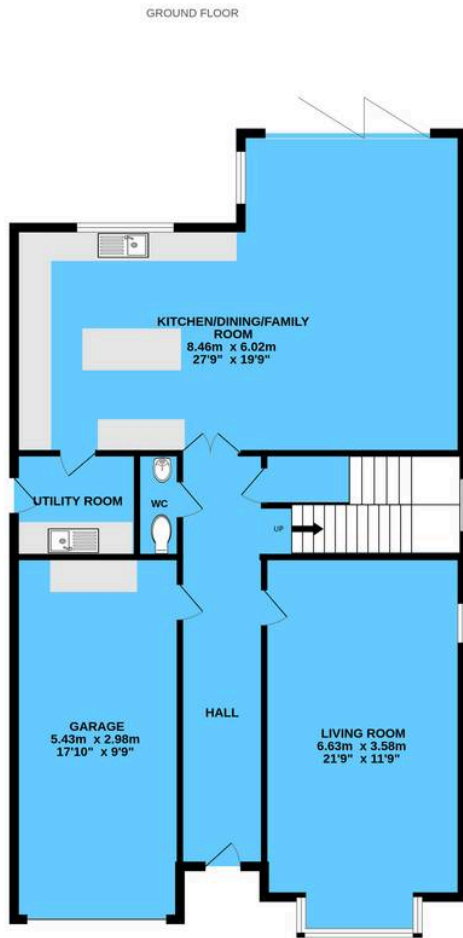
Services - mains water (with water meter), sewers, and electricity. Central heating - gas. Broadband - TBC.

#### **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.







TOTAL FLOOR AREA : 265.1 sq.m. (2854 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**

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