



Browns Lane, Knowle

Guide Price £630,000





PROPERTY OVERVIEW

Nestled in the serene and highly sought-after area of Knowle, this exquisite four-bedroom detached property offers a tranquil retreat with outstanding views overlooking the open green belt fields to the front. Boasting a prime location, this residence is set behind a tarmacadam driveway with a single garage, providing ample parking space for multiple vehicles.

Upon entering, the ground floor accommodation comprises a spacious living room to the front, perfect for entertaining guests or relaxing with family. Adjacent, the extended dining/family room offers a versatile space for various uses, whether it be hosting dinner parties or enjoying a cosy night in. The modern breakfast kitchen and utility area provide practicality and convenience, seamlessly integrated into the home's functional layout. The entrance hallway, complete with a guest cloakroom, enhances the flow of the property, creating a welcoming atmosphere for residents and guests alike.

Ascend to the first floor to discover four excellent bedrooms, each offering a peaceful retreat for rest and relaxation. The modern family bathroom caters to the needs of the household, featuring contemporary fixtures and fittings for added comfort.





Step outside to the landscaped south-facing rear garden, a private aspect that invites you to unwind and soak up the sun. The full-width paved patio area provides an ideal spot for al fresco dining or simply basking in the tranquility of the surroundings.

In summary, this superb family home presents a rare opportunity to own a property in a prestigious location with a seamless blend of style, comfort, and functionality. With its impeccable design, stunning views, and tranquil setting, this residence epitomises luxurious living at its finest. Viewing is highly recommended to truly appreciate the charm and beauty of this exceptional property in Knowle.

- Four Bedroom Detached Property Situated In A Highly Sought After Part Of Knowle
- With Outstanding Views To Open Green Belt Fields To The Front
- Set Behind Tarmacadam Driveway With Single Garage
- Ground Floor Accommodation Comprises Of Living Room To The Front, Extended Dining / Family Room, Breakfast Kitchen And Utility All Accessed Via Entrance Hallway With Guest Cloakroom
- Four Excellent Bedrooms And Modern Family Bathroom To The First Floor
- Landscaped South Facing And Private Rear Garden With Full Width Paved Patio





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

BREAKFAST KITCHEN

13' 11" x 8' 2" (4.25m x 2.50m)

DINING/FAMILY ROOM

13' 11" x 11' 8" (4.25m x 3.55m)

UTILITY

8' 2" x 4' 11" (2.50m x 1.50m)

LIVING ROOM

14' 7" x 11' 8" (4.45m x 3.55m)

INTEGRAL GARAGE

17' 1" x 7' 9" (5.20m x 2.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 11' 6" (3.65m x 3.50m)

BEDROOM TWO

10' 10" x 10' 1" (3.30m x 3.08m)

BEDROOM THREE

8' 10" x 8' 6" (2.70m x 2.60m)

BEDROOM FOUR

9' 6" x 7' 1" (2.90m x 2.15m)

BATHROOM

9' 8" x 5' 7" (2.95m x 1.70m)

TOTAL SQUARE FOOTAGE

116.7 sq.m (1256 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PAVED PATIO



ITEMS INCLUDED IN THE SALE

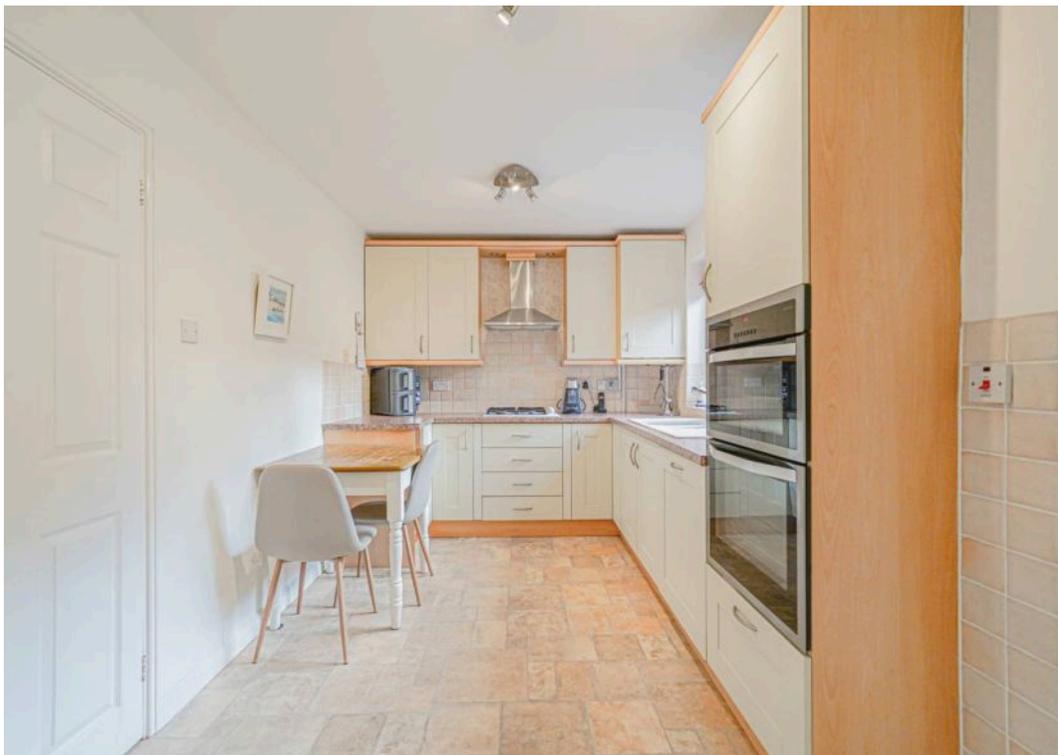
All carpets, some curtains, all blinds, some light fittings, fitted wardrobes in all four bedrooms and garden shed.

ADDITIONAL INFORMATION

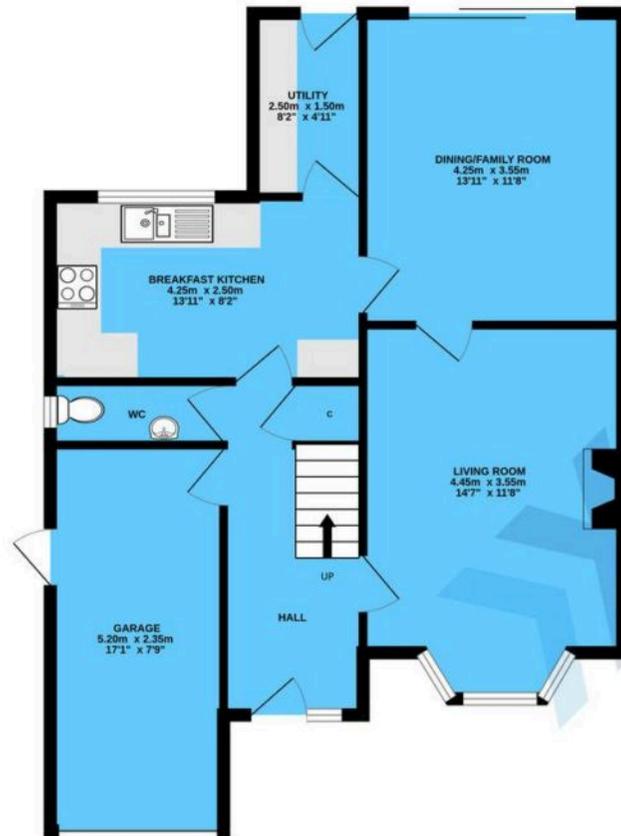
Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

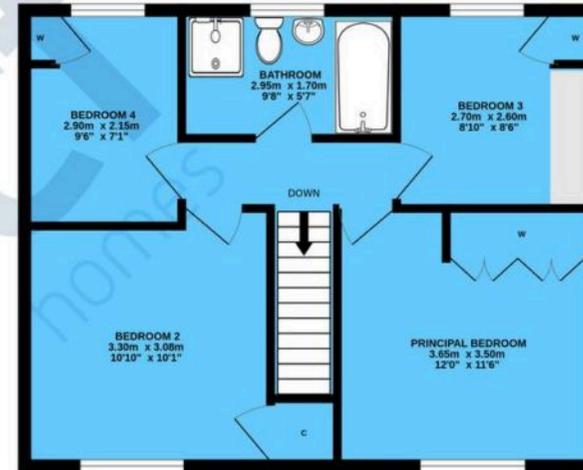
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 116.7 sq.m. (1256 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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