



## Cook Close, Knowle

Guide Price £400,000



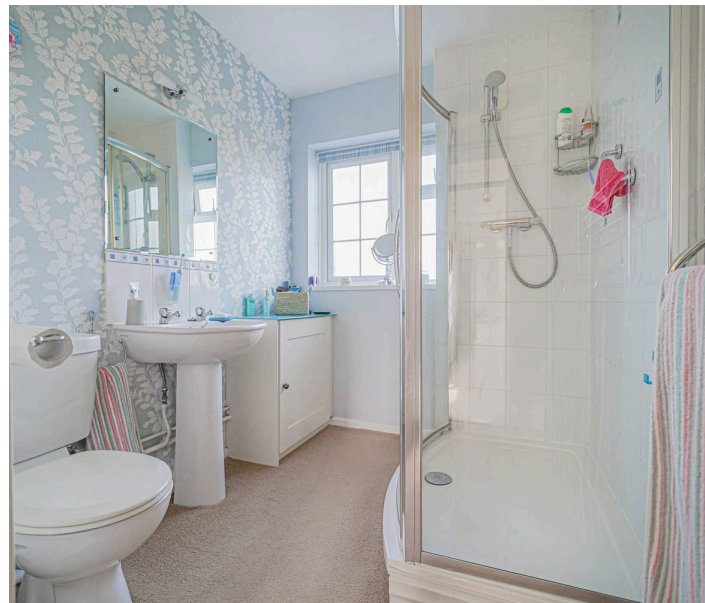




## PROPERTY OVERVIEW

Nestled in the heart of the picturesque Knowle Village, this charming three-bedroom mid-terrace house boasts stunning countryside views and a peaceful setting. Situated behind a lush green front garden, the property offers a serene escape from the hustle and bustle of every-day life.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads to the well-appointed breakfast kitchen, ideal for whipping up culinary delights. The spacious lounge is a haven of tranquility, offering panoramic views over the adjoining fields, creating a serene backdrop for relaxation. A convenient guest cloakroom completes the ground floor layout, providing practicality for modern living.



Ascending to the first floor, the property comprises three bedrooms, two of which are generously sized double bedrooms, perfect for family members or overnight guests. The third bedroom boasts fitted wardrobes, offering ample storage space and organisation solutions for belongings.





The landscaped south-facing rear garden is a private sanctuary, perfect for alfresco dining, entertaining guests, or simply unwinding amidst the peaceful surroundings. With open views over fields, the garden provides a sense of tranquility and natural beauty, creating a serene outdoor space to enjoy in all seasons.

Conveniently located within walking distance to the village centre, residents can enjoy easy access to a host of local amenities, including shops, cafes and leisure facilities. Benefiting from allocated parking and a separate single garage, residents can rest assured that their vehicles are secure and easily accessible.

With its idyllic location, stunning countryside views, and well-appointed interiors, this exquisite property offers a rare opportunity to embrace a serene village lifestyle while enjoying the comforts of modern living. Don't miss the chance to make this delightful retreat your own. Schedule a viewing today and experience the beauty and tranquility of this countryside haven.







## 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







- Three Bedroom Mid Terrace House With Countryside Views Located In The Centre Of Knowle Village
- Set Behind A Green And Separate Front Garden Benefiting From Allocated Parking & A Separate Single Garage
- All Downstairs Accommodation Is Located Via The Entrance Hallway Which Leads To A Well Appointed Breakfast Kitchen, Large Lounge With Views Over Fields & A Guest Cloakroom
- Upstairs, The Property Is Comprised Of Three Bedrooms, Two Of Which Are Double Bedrooms & The Third Bedroom Benefitting From Fitted Wardrobes
- The Landscaped South Facing Rear Garden Affords Views Over Open Fields
- Set Within Walking Distance To The Village Centre & All Local Amenities





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**BREAKFAST KITCHEN**

13' 3" x 10' 4" (4.03m x 3.15m)

**LOUNGE**

17' 9" x 10' 10" (5.40m x 3.29m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

10' 10" x 10' 10" (3.31m x 3.29m)

**BEDROOM TWO**

13' 4" x 7' 11" (4.06m x 2.41m)

**BEDROOM THREE**

10' 10" x 6' 7" (3.29m x 2.01m)

**SHOWER ROOM**

10' 0" x 6' 3" (3.06m x 1.90m)

**TOTAL SQUARE FOOTAGE**

85.0 sq.m (915 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**STORE**

**GARAGE**

**ALLOCATED PARKING SPACE**

**LANDSCAPED SOUTH FACING GARDEN**





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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, some curtains, all light fittings and fitted wardrobes in one bedroom.

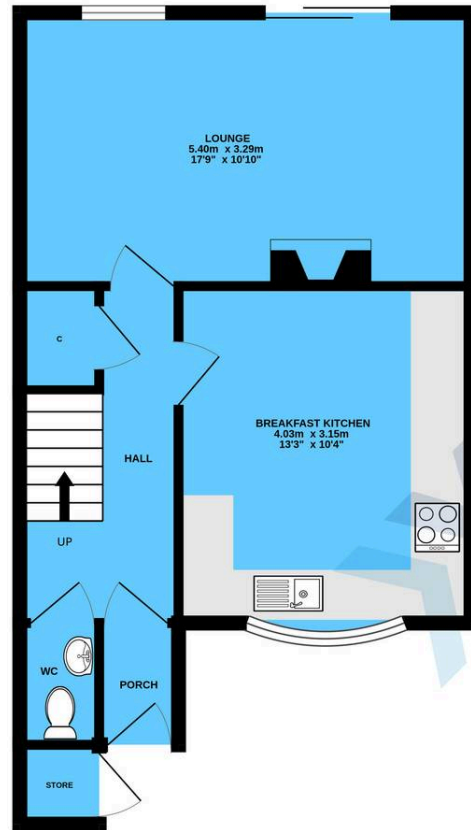
#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

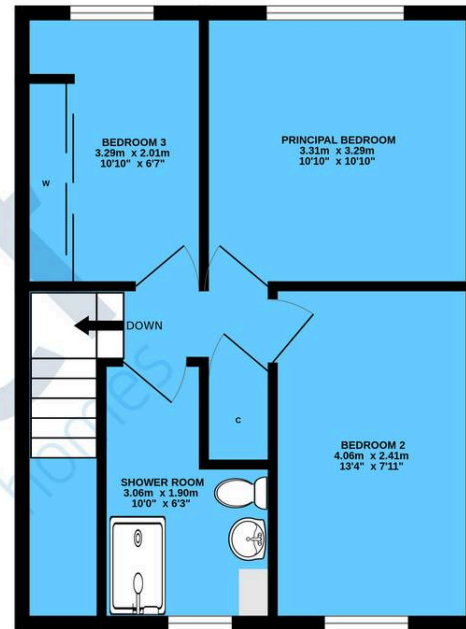
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 85.0 sq.m. (915 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

