



Montsford Close, Knowle

Guide Price £695,000





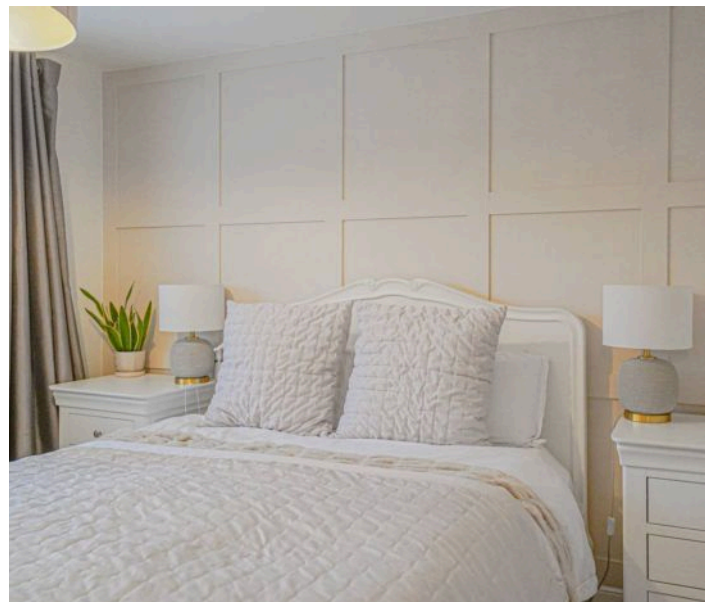
PROPERTY OVERVIEW

Presenting a magnificent five-bedroom, three-bathroom detached house nestled in a tranquil cul-de-sac setting, this property exudes elegance and sophistication. Welcomed by a tarmac driveway providing ample parking facilities and a charming front lawn, this residence epitomises comfort and luxury.

Upon entering the property, you are greeted by a spacious entrance hallway leading to the ground floor accommodation. The ground floor features a guest W/C, a living room with a bay window, and an open plan kitchen diner/sun room, complemented by a sizeable utility room – perfect for modern living and entertaining.

Ascending to the first floor, the property reveals five generously proportioned bedrooms and three exquisitely designed bathrooms, two of which are en-suite, offering both functionality and style. The light-filled interiors and tasteful finishes throughout create an inviting and serene atmosphere, ideal for relaxation and rejuvenation.

To the rear, a beautifully landscaped south-facing garden awaits, complete with a full-width patio area, providing a private outdoor sanctuary perfect for enjoying the sunshine and entertaining guests.





Situated in the charming village of Knowle, this property offers utmost convenience, being within walking distance to a plethora of local amenities, ensuring a lifestyle of ease and convenience. Furthermore, this residence is situated within the esteemed Arden Academy catchment area, making it an ideal choice for families seeking exceptional education opportunities.

In summary, this five-bedroom, three-bathroom detached house is a true gem, boasting a perfect blend of contemporary design, thoughtful functionality, and prime location. Don't miss this rare opportunity to make this exceptional property your new home. Contact us today to arrange a viewing and experience the epitome of luxurious living.

- Five Bedroom Three Bathroom Detached House Located In A Quiet Cul-De-Sac
- Set Behind A Tarmac Driveway With Ample Parking And Front Lawn
- All Downstairs Accommodation Is Accessed Via The Entrance Hallway, Comprising A Guest W/C, An Open Plan Kitchen Diner / Sun Room, Living Room With Bay Window And Useful Utility Room
- Upstairs, The Property Boasts Five Bedrooms And Three Well Appointed Bathrooms, Two Of Which Are En-Suite
- To The Rear Of The Property Is A Landscaped South Facing Garden Featuring A Full Width Patio
- Located In The Village Of Knowle And Walking Distance To All Local Amenities
- Set Within The Esteemed Arden Academy Catchment Area





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



ENTRANCE HALLWAY

WC

LIVING ROOM

16' 4" x 10' 7" (4.99m x 3.23m)

KITCHEN / DINER

25' 10" x 10' 1" (7.87m x 3.07m)

SUN ROOM

17' 2" x 11' 0" (5.23m x 3.36m)

UTILITY ROOM

9' 11" x 7' 6" (3.01m x 2.29m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 10' 8" (3.50m x 3.26m)

ENSUITE

9' 10" x 3' 3" (3.00m x 1.00m)

BEDROOM TWO

12' 3" x 7' 7" (3.73m x 2.31m)

ENSUITE

4' 8" x 4' 4" (1.42m x 1.32m)

BEDROOM THREE

10' 0" x 8' 2" (3.04m x 2.48m)

BEDROOM FOUR

9' 0" x 7' 3" (2.75m x 2.21m)

BEDROOM FIVE

9' 5" x 5' 9" (2.87m x 1.75m)

BATHROOM

7' 6" x 6' 5" (2.29m x 1.96m)

TOTAL SQUARE FOOTAGE

135.0 sq.m (1453 sq.ft) approx.



**OUTSIDE THE PROPERTY
STORE**

DRIVEWAY PARKING

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, CCTV and garden shed.

ADDITIONAL INFORMATION

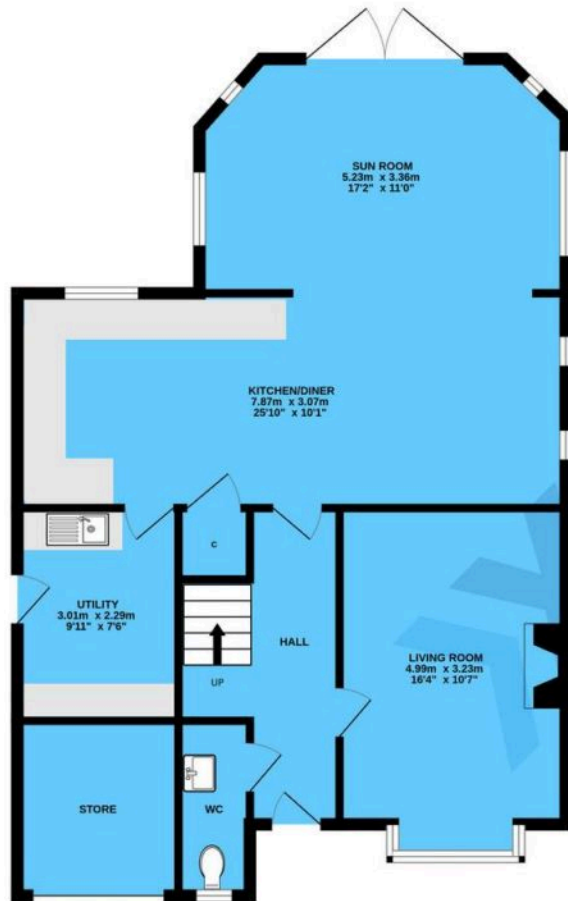
Services - direct mains water, sewers and electricity.
Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

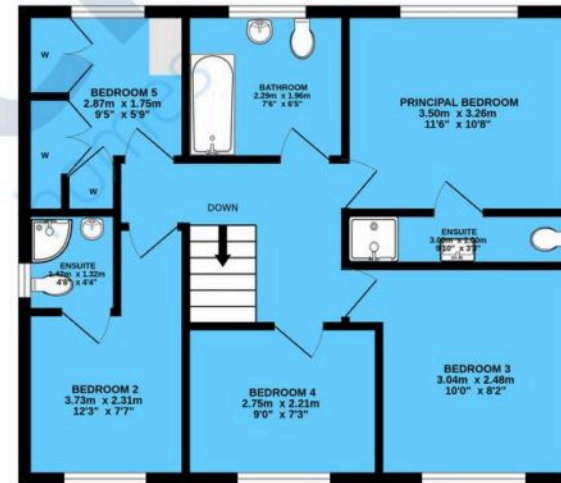
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 135.0 sq.m. (1453 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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