



## Grove Road, Knowle

Guide Price £1,500,000

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EXCLUSIVE





## PROPERTY OVERVIEW

This extended five bedroom detached property is set within a large plot on a prime road of Knowle, offering a superb family home with elegant features. This residence is conveniently located within walking distance to all local schools, amenities, and Dorridge Station, making it an ideal choice for families. The ground floor of the property boasts three reception rooms, including a games room, a gym and a study, providing ample space for relaxation and entertainment. Additionally, a highlight of the property is the large open plan kitchen, dining and family room, which spans the rear of the house, features bi-fold doors to the patio areas and a superb feature log burner, offering a modern layout for daily living. The ground floor also benefits from a large utility room, pantry, and a small plant room, adding to the practicality and convenience of the space.

The property is also equipped with a solar panel system that feeds into the grid, and a rain/greywater system to conserve water and reduce bills. Designed with exceptionally high energy efficiency in mind, this home offers potential buyers significantly lower bills and reduced living costs.

The property comprises five excellent bedrooms and five bathrooms, with three bedrooms featuring balconies overlooking the landscaped rear garden. The principal bedroom also features a walk in wardrobe / dressing area and luxury ensuite facility.

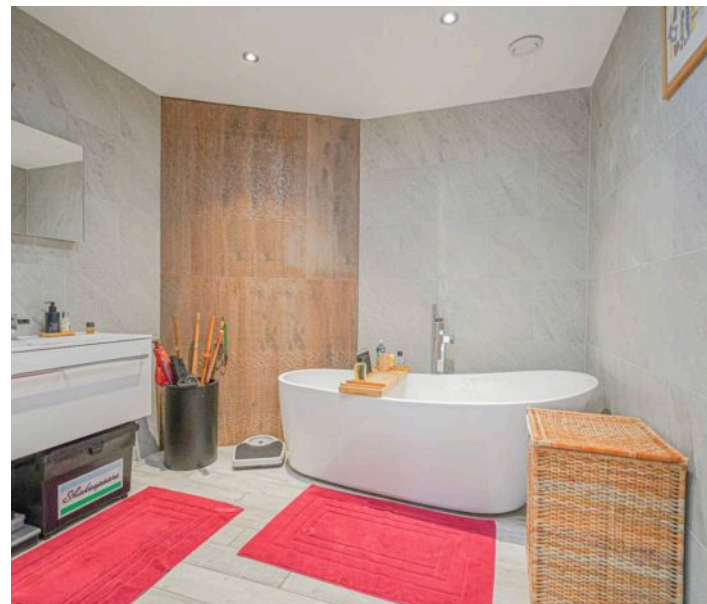
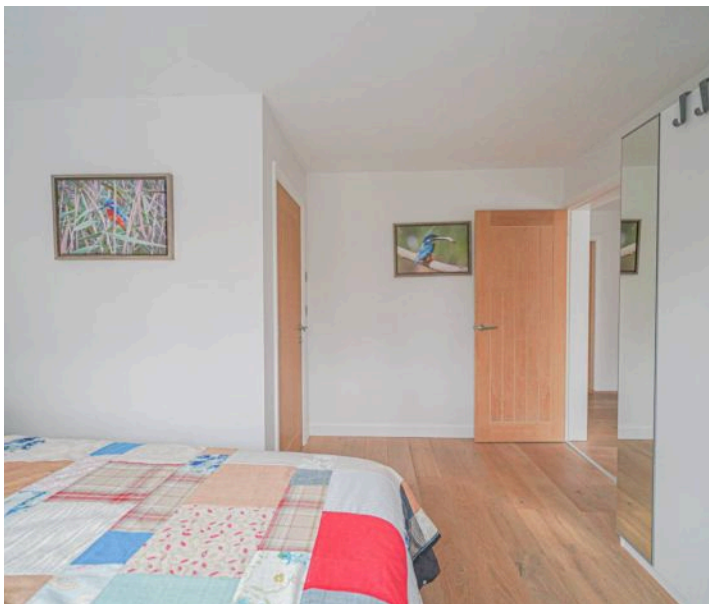


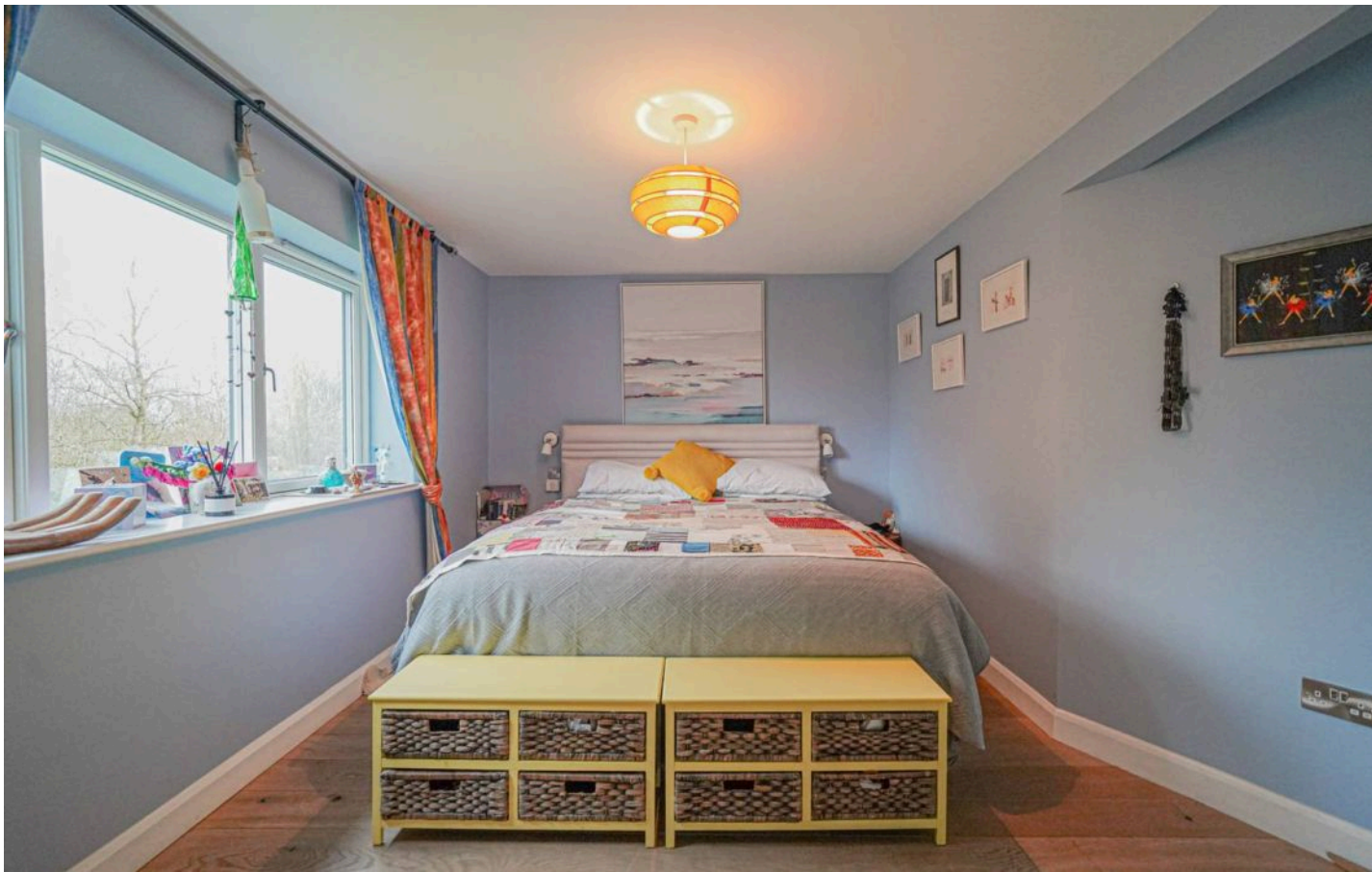


Set behind a sizeable graveled driveway with ample parking and a basketball court, there is also potential to build a double garage or carport (subject to planning permission). The large and private rear garden is a standout feature of this property, mainly laid with lawn and complemented by a feature pond, attracting and containing a variety of wildlife. Well-stocked borders further enhance the beauty of this outdoor space, which provides a tranquil setting for outdoor activities or simply relaxing in the fresh air.

The property also offers a very large, easy-access, and well-insulated attic with extensive storage space, perfect for those needing additional room.

This stunning property offers a rare combination of spacious living accommodation, modern amenities, and a beautiful outdoor space, making it a highly desirable family home in a sought-after location. With its convenient proximity to local amenities and schools, this property truly offers the perfect blend of comfort and convenience for discerning buyers.





## 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





- Extended Five Bedroom Detached Set Within A Large Plot On A Prime Road Of Knowle
- Walking Distance To All Local Schools, Amenities and Dorridge Station
- Superb Family Home With Three Reception Rooms Plus A Large Open Plan Kitchen / Dining And Family Room To Rear
- Five Bedrooms And Five Bathrooms, Three Bedrooms Affording Balconies Overlooking Rear Garden
- Set Behind A Large Graveled Driveway With Ample Parking And Basketball Court Which Offers Outstanding Space To Build A Double Garage / Carport (STPP)
- Large And Private Landscaped Rear Garden Mainly Laid With Lawn, Featuring A Pond And Well Stocked Borders



## ENTRANCE HALL

## WC

## KITCHEN / DINING / FAMILY ROOM

38' 11" x 23' 11" (11.85m x 7.30m)

## STUDY

13' 1" x 7' 10" (4.00m x 2.40m)

## GYM

12' 6" x 9' 6" (3.80m x 2.90m)

## GAMES ROOM

12' 2" x 11' 2" (3.70m x 3.40m)

## UTILITY ROOM

16' 9" x 9' 2" (5.10m x 2.80m)

## INNER HALL

## PANTRY

6' 7" x 4' 11" (2.00m x 1.50m)

## PLANT ROOM

6' 7" x 5' 7" (2.00m x 1.70m)

Housing the energy systems.

## FIRST FLOOR

## GALLERY LANDING

## PRINCIPAL BEDROOM

27' 5" x 9' 8" (8.35m x 2.95m)

## WALK-IN WARDROBE

## ENSUITE

9' 4" x 6' 2" (2.85m x 1.88m)

## BALCONY

## BEDROOM TWO

14' 1" x 12' 10" (4.30m x 3.90m)

## ENSUITE

5' 11" x 4' 11" (1.80m x 1.50m)



**BEDROOM THREE**

12' 4" x 9' 10" (3.75m x 3.00m)

**ENSUITE**

4' 11" x 4' 7" (1.50m x 1.40m)

**BEDROOM FOUR**

12' 4" x 11' 2" (3.75m x 3.40m)

**BALCONY**

**BEDROOM FIVE**

11' 10" x 9' 10" (3.60m x 3.00m)

**BALCONY**

**SHOWER ROOM**

9' 0" x 4' 1" (2.75m x 1.25m)

**BATHROOM**

9' 10" x 8' 8" (3.00m x 2.65m)

**ATTIC**

The very large, easy-access and well-insulated attic benefits from extensive storage space.

**TOTAL SQUARE FOOTAGE**

258.0 sq.m (2777 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**POND**

Attracts and contains a variety of wildlife.

**BASKETBALL COURT**



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

Integrated oven, integrated hob, fridge, dishwasher, washing machine, all light fittings, fitted wardrobes, underfloor heating, solar panels (feeding into the grid), rain/greywater system (to conserve water and reduce bills), garden shed and outbuilding.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - Cable. Loft - partially boarded.

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

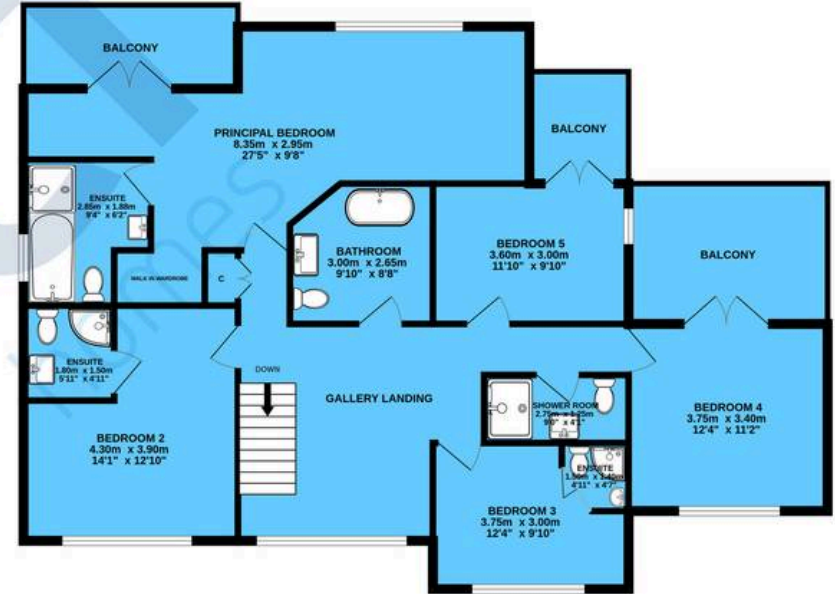
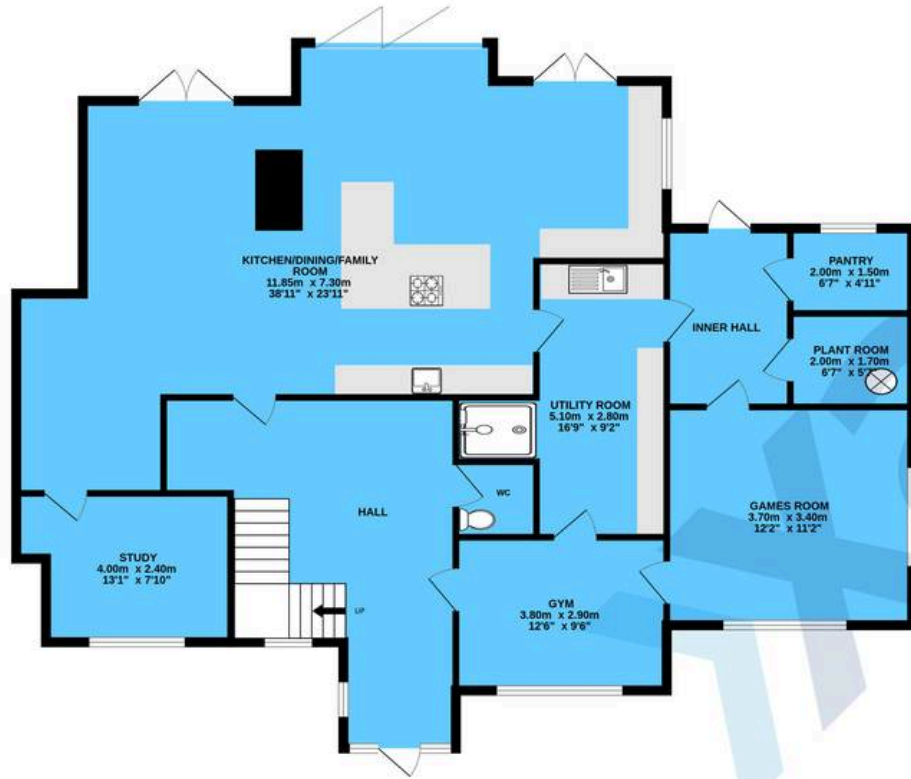
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 258.0 sq.m. (2777 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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