



Station Road, Knowle

Guide Price **£650,000**





PROPERTY OVERVIEW

Presenting this significantly extended four double bedroom link detached property, ideally situated just a short stroll from Knowle High Street and all local schools. Boasting a prime location, this residence offers a perfect blend of convenience and space for a growing family. The property is set behind a large tarmac driveway providing ample parking and also provides access into a single garage. Upon entering, the ground floor welcomes you with an inviting entrance porch and hallway leading to two spacious reception rooms. To the front lies a charming dining room with bay window, ideal for hosting gatherings and enjoying meals with loved ones. Towards the rear, an extended living room provides ample space for relaxation and entertaining. The generously extended breakfast kitchen is a focal point of the home, complete with a utility area, guest cloakroom, and rear lobby, catering to the demands of modern living. Ascending to the first floor, four double bedrooms await, offering flexibility and comfort for all occupants. The principal bedroom boasts the added luxury of an ensuite shower room, ensuring a private retreat. The remaining bedrooms are served by a well-appointed family bathroom, enhancing convenience and functionality.



Outside, the property presents a landscaped and large south easterly facing rear garden, providing a charming outdoor space to enjoy al fresco dining, relaxation, and recreation. This tranquil setting offers a delightful extension of the living space and is perfect for summer gatherings or simply unwinding in nature. This superb traditional family home is located within the sought-after Arden Academy catchment area, further enhancing its appeal and desirability. Whether you are looking for a place to create lasting memories with your loved ones or seeking a peaceful and convenient lifestyle in a thriving community, this property ticks all the boxes. In conclusion, this meticulously maintained residence offers a rare opportunity to acquire a quality home in a highly desirable location. With its spacious living areas, ample bedrooms, and delightful garden, this property is a true gem and an ideal choice for discerning buyers seeking a timeless and elegant family home. Schedule your viewing today and seize the chance to make this exceptional property yours.

- Significantly Extended Four Double Bedroom Link Detached Property
- Located A Short Walk Away From Knowle High Street And All Local Schools
- Ground Floor Accessed Via Entrance Porch & Hallway With Two Reception Rooms Including Dining Room To Front And Extended Living Room To Rear
- Extended Breakfast Kitchen With Utility, Guest Cloakroom And Rear Lobby
- Four Double Bedrooms To First Floor, Principal Bedroom With Ensuite And Family Bathroom Servicing Remaining Bedrooms
- Landscaped And Large South Easterly Facing Rear Garden
- Superb Traditional Family Home Set Within 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: E

Tenure: Freehold



PORCH

HALLWAY

LIVING ROOM

19' 0" x 10' 4" (5.79m x 3.15m)

DINING ROOM

12' 8" x 10' 4" (3.86m x 3.15m)

BREAKFAST KITCHEN

12' 2" x 7' 7" (3.71m x 2.31m)

UTILITY ROOM

8' 10" x 4' 11" (2.69m x 1.50m)

LOBBY

9' 7" x 4' 11" (2.92m x 1.50m)

WC

INTEGRAL GARAGE

15' 1" x 7' 7" (4.60m x 2.31m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 11' 2" (4.14m x 3.40m)

ENSUITE

6' 7" x 4' 11" (2.01m x 1.50m)

BEDROOM TWO

12' 8" x 7' 10" (3.86m x 2.39m)

BEDROOM THREE

11' 2" x 7' 10" (3.40m x 2.39m)



BEDROOM FOUR

9' 2" x 8' 8" (2.79m x 2.64m)

BATHROOM

8' 8" x 5' 7" (2.64m x 1.70m)

TOTAL SQUARE FOOTAGE

145.2 sq.m (1563 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, garden shed, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

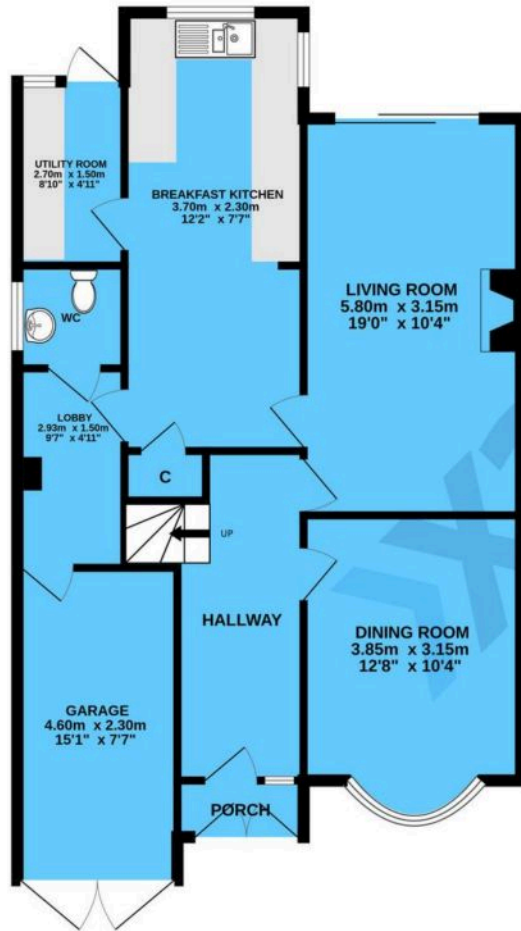


INFORMATION FOR POTENTIAL BUYERS

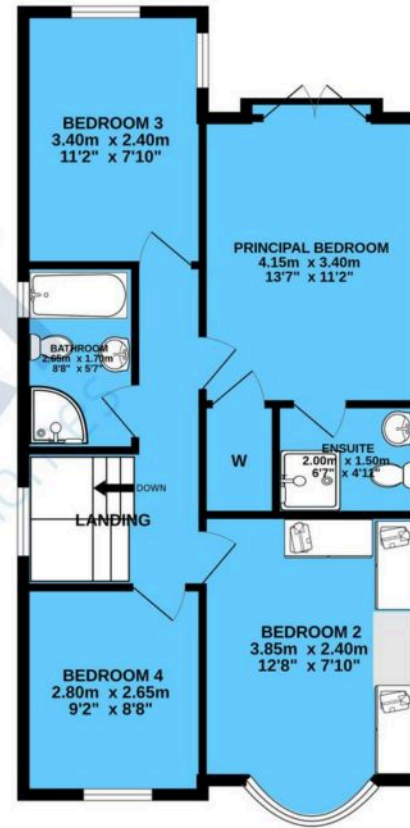
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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 : 145.2 sq.m. (1563 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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