



Station Road, Knowle

Guide Price £925,000





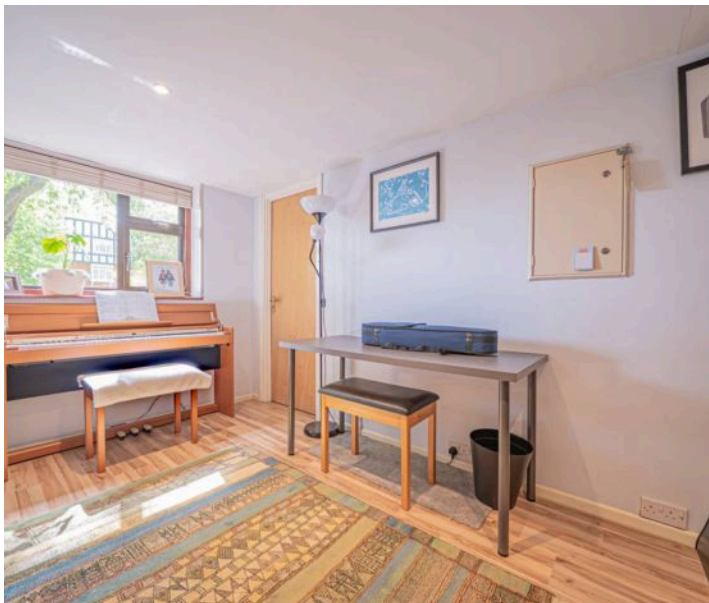
PROPERTY OVERVIEW

Elegantly positioned within a sought-after locale equidistant between the charming villages of Knowle and Dorridge, this significantly extended four-bedroom detached property epitomises luxurious family living. Approached via a large tarmacadam driveway providing ample parking, the residence welcomes you with its stately facade, leading to a garage for added convenience. The interior of the home provides a perfect blend of functionality and style. The ground floor features a series of inviting living spaces including a large living room to the rear, a versatile playroom, and a private study. The heart of the home is the large open-plan breakfast kitchen, complete with a central island, offering a space that seamlessly transitions between meal preparation, dining, and relaxed family gatherings. Completing the ground floor, a guest cloakroom and a utility room provide practicality and convenience to daily living. Ascend the staircase to discover four generously proportioned double bedrooms adorning the first floor. The principal bedroom suite boasts a lavish ensuite bathroom, while the remaining bedrooms are serviced by a well-appointed family bathroom. Outside, a meticulously landscaped westerly-facing rear garden offers a private retreat for outdoor entertaining and relaxation, adding another dimension to the home's appeal.



Impeccably presented and meticulously maintained, this property offers a rare opportunity to embrace a lifestyle of elegance and comfort in a prime location. With its spacious interiors and versatile living spaces, this residence is an embodiment of modern family living at its finest. Ideally situated between Knowle and Dorridge, residents will enjoy the convenience of local amenities, reputable schools, and excellent transport links, all contributing to the desirability of this exceptional property. Arrange a viewing today to experience the grace and sophistication of this remarkable home.

- Significantly Extended Four Bedroom Detached Property Located Equidistant Between Knowle And Dorridge
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking And Leading To Garage
- Boasting Three Reception Rooms Including Living Room, Playroom And Study Plus A Large Open Plan Breakfast Kitchen With Central Island
- Ground Floor Accommodation Completed With Guest Cloakroom And Utility
- Four Double Bedroom To First Floor, Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped Westerly Facing Rear Garden





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

PORCH

HALL

WC

LIVING ROOM

20' 10" x 12' 8" (6.35m x 3.86m)

STUDY

13' 0" x 12' 2" (3.96m x 3.71m)

PLAYROOM

12' 8" x 8' 2" (3.86m x 2.49m)

**BREAKFAST KITCHEN**

24' 3" x 16' 1" (7.39m x 4.90m)

UTILITY

8' 10" x 7' 7" (2.69m x 2.31m)

FIRST FLOOR**PRINCIPAL BEDROOM**

15' 3" x 10' 0" (4.65m x 3.05m)

ENSUITE

8' 2" x 5' 5" (2.49m x 1.65m)

BEDROOM TWO

14' 5" x 13' 1" (4.39m x 3.99m)

BEDROOM THREE

16' 5" x 12' 2" (5.00m x 3.71m)

BEDROOM FOUR

13' 1" x 10' 0" (3.99m x 3.05m)

BATHROOM

13' 1" x 8' 6" (3.99m x 2.59m)

OUTSIDE THE PROPERTY**GARAGE**

13' 7" x 7' 7" (4.14m x 2.31m)

TOTAL SQUARE FOOTAGE

202.1 sq.m (2175 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LANDSCAPED REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated hob, extractor, freezer (under worktop), integrated dishwasher, underfloor heating (in bathroom only), garden shed and all carpets and light fittings.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises). Loft space – part 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.

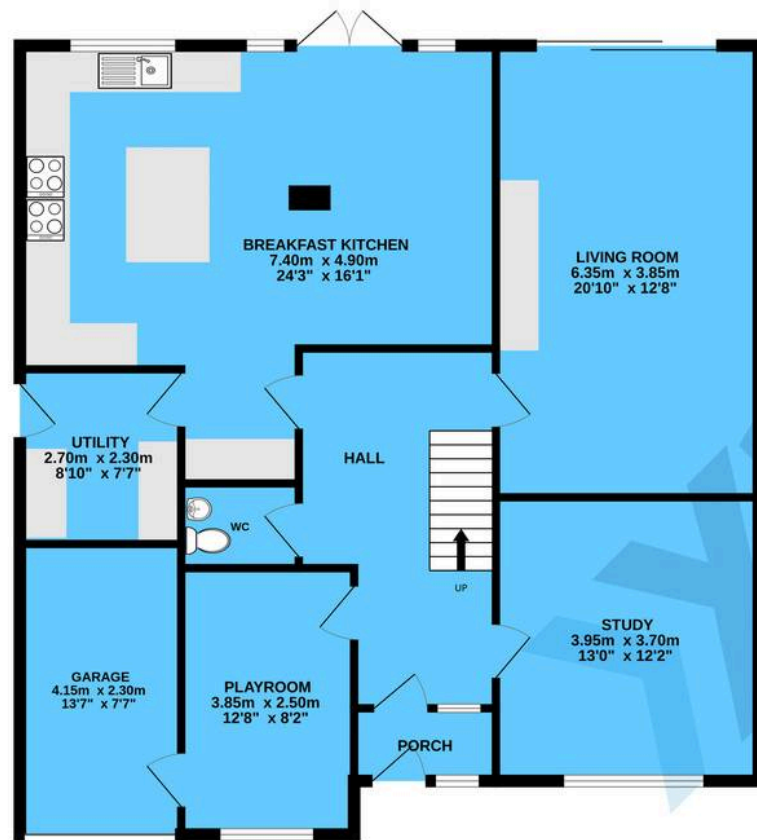
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

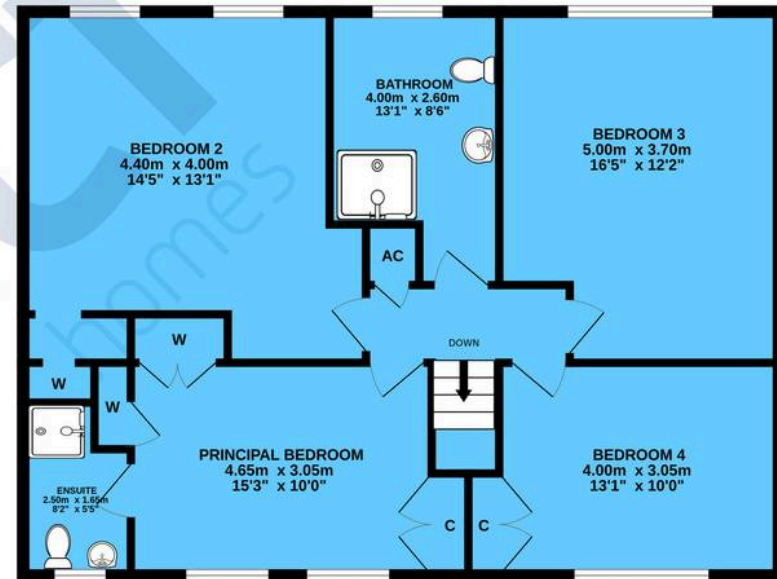
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 202.1 sq.m. (2175 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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