



## Beausale Drive, Knowle

Guide Price £550,000





## PROPERTY OVERVIEW

Discover a delightful opportunity to reside in this exceptional extended three-bedroom semi-detached house situated at the heart of the sought-after Knowle Village on a no through road.

Approaching the property, you are greeted by a well-established front garden and a tarmac driveway leading to a single garage, providing ample space for off-road parking.

Stepping inside, the entrance hallway grants access to the expansive downstairs living space consisting of three reception rooms, ideal for entertaining guests or enjoying family time. The extended breakfast kitchen offers a spacious area for culinary enthusiasts, complemented by a utility room and convenient guest WC.

Ascending the stairs leads to the first floor, where three generously sized bedrooms await, each serviced by the family bathroom, ensuring both comfort and functionality. To the rear, an ample-sized, well-established garden awaits, predominantly laid to lawn with the added benefit of a patio area, perfect for outdoor relaxation or al fresco dining.







This charming property is brought to the market with the added advantage of no upward chain, providing a seamless transition for prospective buyers. Boasting a prime location within Knowle Village and residing in the esteemed Arden Academy catchment area, opportunities for quality education and a vibrant community await. The high street, both schools and GP surgery are all within easy walking distance.

Beyond its current features, this property presents exciting potential for expansion to the rear and over the garage, subject to obtaining the necessary planning permissions. Don't miss the chance to create a bespoke living space tailored to your needs within this desirable location.

In summary, this extended semi-detached property offers a wonderful opportunity to reside in a prime location, brimming with potential and ready to welcome its new owners with open arms. Contact us today to arrange a viewing and embark on the next chapter of your homeownership journey.





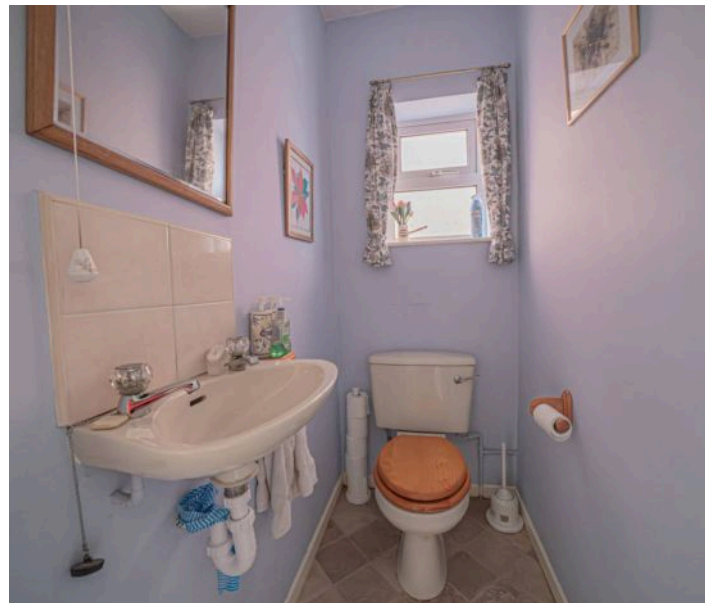


## PROPERTY LOCATION

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







- Extended Three Bedroom Semi-Detached House Located In The Heart Of Knowle Village
- Set Behind A Well Established Front Garden & Tarmac Driveway Which Is Supported By A Single Garage
- All Downstairs Accommodation Is Accessed Via The Entrance Hallway With Three Reception Rooms, An Extended Breakfast Kitchen Supported By A Utility Room & A Guest WC
- Upstairs, The Property Boasts Three Large Bedrooms, All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is An Ample Sized Garden Mainly Laid With Lawn & Benefiting From A Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Knowle Village & Set Within The Prestigious Arden Academy Catchment Area
- Potential To Extend To The Rear & Over The Garage STPP





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

23' 5" x 11' 10" (7.15m x 3.60m)

**FAMILY ROOM**

14' 11" x 7' 5" (4.55m x 2.25m)

**BREAKFAST KITCHEN**

12' 4" x 9' 6" (3.75m x 2.90m)

**DINING ROOM**

11' 2" x 10' 8" (3.40m x 3.25m)

**UTILITY ROOM**

13' 0" x 8' 8" (3.95m x 2.65m)

**WC**

**INTEGRAL GARAGE**

18' 4" x 8' 6" (5.60m x 2.60m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 4" x 11' 6" (3.75m x 3.50m)

**BEDROOM TWO**

12' 4" x 8' 6" (3.75m x 2.60m)

**BEDROOM THREE**

11' 6" x 8' 2" (3.50m x 2.50m)

**BATHROOM**

12' 4" x 5' 7" (3.75m x 1.70m)

**TOTAL SQUARE FOOTAGE**

156.3 sq.m (1682 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **GARDEN**

### **PATIO AREA**

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

Neff integrated oven, Neff integrated hob, Neff kitchen extractor, Neff dishwasher, all carpets, all curtains, all blinds, all light fittings, garden shed and SecuroGlide electric garage door (installed in October 2021 with a 7 year warranty). Further items available by negotiation.

### **ADDITIONAL INFORMATION**

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

### **INFORMATION FOR POTENTIAL BUYERS**

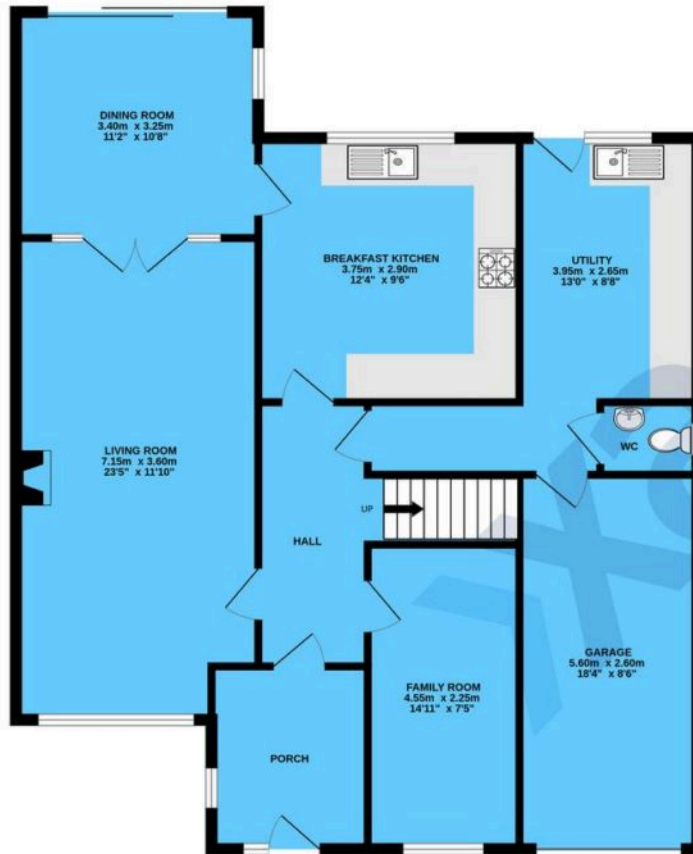
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



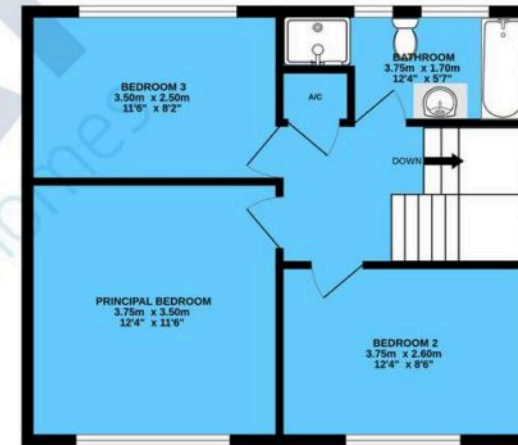




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 156.3 sq.m. (1682 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

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