



Station Road, Knowle

Guide Price £800,000





PROPERTY OVERVIEW

Nestled within a sought-after location, this stunning four-bedroom semi-detached Victorian property offers a blend of period charm and modern convenience, spread over three floors. Every inch of this residence exudes sophistication and includes many period features and a meticulously landscaped private rear garden.

Upon entering the property, the grandeur of the era is immediately apparent with the abundance of original features seamlessly integrated with contemporary touches. The ground floor showcases three spacious reception rooms, including a living room, dining room and study, perfect for entertaining guests or unwinding with loved ones. The breakfast kitchen is located to the rear of the property, providing ample space for dining, while a utility/laundry area provides practicality and convenience.



Ascending to the first floor, three generously sized bedrooms await. The principal bedroom features a lavish ensuite bathroom, while the remaining bedrooms enjoy access to a well-appointed family shower room. A further double/guest bedroom on the second floor boasts privacy and comfort, complemented by an additional shower room for ultimate convenience.

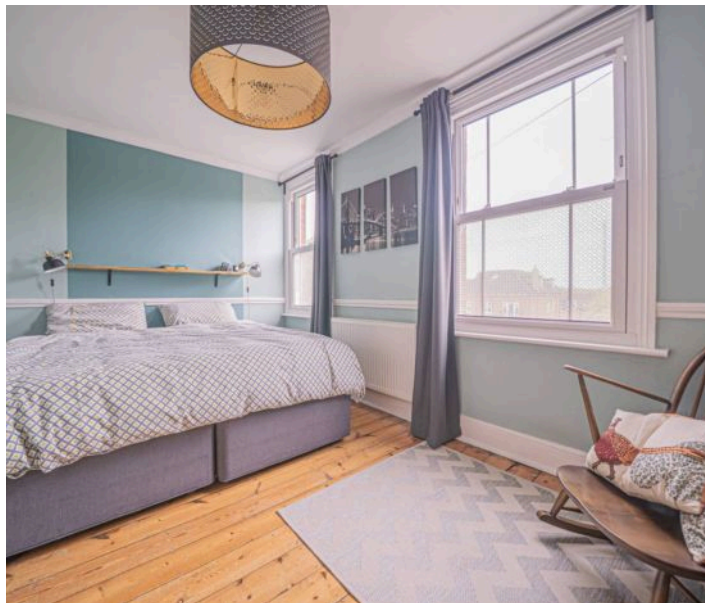


Outdoors, the landscaped rear garden is a true oasis, offering a south easterly aspect that floods the space with natural light. The garden provides a serene setting for relaxation and outdoor dining, with direct access to the garage and gym. Parking is a breeze with superb parking facilities at the front and rear of the property, ensuring convenience for residents and guests alike.

Maintained to the highest standards, this period property has been lovingly improved and updated by the current owners, showcasing a harmonious blend of old-world charm and contemporary elegance. Its prime location within walking distance to renowned local schools, including Arden Academy, adds to its allure and makes it an ideal abode for families seeking an exceptional living experience.

In conclusion, this is a rare opportunity to own a meticulously designed home that seamlessly marries period features with modern comforts, making it a true gem in the heart of a desirable neighbourhood.





- Beautiful Four Bedroom Semi Detached Victorian Property Set Over Three Floors
- Boasting Many Period Features With Three Receptions Rooms To Ground Floor
- Superb Parking To The Front And Rear Of The Property With Garage / Gym
- Breakfast Kitchen And Utility / Laundry Area
- Three Bedrooms To First Floor, Principal With Ensuite And Remaining Bedrooms With Family Shower Room
- Further Double / Guest Bedroom To Second Floor With Further Shower Room
- Outstanding Landscaped And South Easterly Facing Rear Garden Providing Access To Detached Garage And Gym With Further Parking
- Beautiful Period Property Which Has Been Improved And Updated By The Present Owners
- Set Within Easy Walking Distance To All Local Schools Including Arden Academy



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



ENTRANCE HALLWAY

LIVING ROOM

12' 0" x 12' 0" (3.65m x 3.65m)

DINING ROOM

15' 5" x 11' 2" (4.70m x 3.40m)

STUDY

9' 10" x 5' 3" (3.00m x 1.60m)

CLOAKROOM

BREAKFAST KITCHEN

22' 6" x 9' 0" (6.85m x 2.75m)

UTILITY

9' 0" x 4' 7" (2.75m x 1.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 12' 6" (4.80m x 3.80m)

ENSUITE

12' 2" x 7' 1" (3.70m x 2.15m)

BEDROOM TWO

15' 9" x 11' 10" (4.80m x 3.60m)

BEDROOM THREE

11' 10" x 5' 3" (3.60m x 1.60m)

SHOWER ROOM

9' 10" x 5' 3" (3.00m x 1.60m)

SECOND FLOOR

BEDROOM FOUR

19' 0" x 14' 7" (5.80m x 4.45m)

SHOWER ROOM

8' 2" x 7' 3" (2.50m x 2.20m)

TOTAL SQUARE FOOTAGE

204.6 sq.m (2202 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

14' 9" x 6' 3" (4.50m x 1.90m)

GYM

14' 9" x 8' 2" (4.50m x 2.50m)

CARPORT

16' 5" x 15' 9" (5.00m x 4.80m)

AMPLE PARKING SPACE FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH EASTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Some blinds, garden shed and greenhouse.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and gas. Broadband - ADSL copper wire. Loft - 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.



OUTBUILDINGS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 204.6 sq.m. (2202 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.

Made with Metropix ©2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

