



Browns Lane, Knowle

Guide Price £1,350,000

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PROPERTY OVERVIEW

Nestled in a serene setting, this absolutely immaculate four-bedroom detached cottage exudes immense amounts of charm and character. The property sits elegantly behind a large frontage, boasting a detached double garage and a gated entrance that leads to a large block-paved driveway, offering ample parking facilities. Manicured gardens frame the property, enhancing its visual appeal. Upon entering the home, one is welcomed by the spacious entrance hallway, providing access to all ground floor accommodation. A guest cloakroom and utility area cater to practical needs, ensuring convenience within the home. The property has been significantly extended to include three reception rooms, comprising a sitting room, dining room, and a study, ideal for both relaxation and entertaining. An open-plan breakfast kitchen adds a modern touch to the traditional cottage style with a rear porch leading to the patio and garden. The ground floor is also home to a luxurious principal bedroom, complete with a walk-in dressing room and a lavish ensuite bathroom (with underfloor heating), providing a tranquil retreat for homeowners. Moving to the first floor, three additional well-appointed bedrooms and a family bathroom offer comfortable living spaces for the whole family.





The outstanding landscaped southerly facing rear garden is a true highlight of the property, meticulously maintained and featuring an extensive patio area plus summerhouse to the rear. The garden offers a private oasis, ideal for outdoor gatherings or quiet relaxation, overlooking a serene backdrop. Boasting immense amounts of natural character and features, this property embodies timeless elegance and modern comfort. Each room is thoughtfully designed to offer both functionality and style, creating a warm and inviting atmosphere throughout the home. This magnificent property is a rare find that must be seen in person to be fully appreciated. Schedule a viewing today to discover the beauty and charm that this home has to offer.





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



- Absolutely Immaculate Four Bedroom Detached Cottage Set Behind A Large Frontage With Detached Double Garage
- Significantly Extended To Include Three Reception Rooms And Four Bedrooms
- Set Behind A Gated Entrance With Large Block Paved Driveway Providing Ample Parking And Manicured Gardens
- All Ground Floor Accommodation Accessed Via Entrance Hallway With Guest Cloakroom And Utility
- Three Reception Rooms Including Sitting Room, Dining Room And Study Plus Open Plan Breakfast Kitchen
- The Ground Floor Accommodation Includes A Stunning Principal Bedroom With Walk In Dressing Room And Luxury Ensuite
- Three Further Bedrooms And Family Bathroom To First Floor
- Outstanding Landscaped Southerly Facing Rear Garden Which Is Beautifully Maintained With Extensive Patio Area And Offering a Most Private Aspect
- Viewing Essential To Fully Appreciate This Magnificent Property Boasting Immense Amounts of Natural Character And Features

ENTRANCE HALLWAY

CLOAKROOM/SHOWER ROOM

8' 6" x 6' 7" (2.59m x 2.01m)

SITTING ROOM

23' 2" x 14' 3" (7.06m x 4.34m)

DINING ROOM

16' 5" x 16' 5" (5.00m x 5.00m)

STUDY

10' 8" x 5' 11" (3.25m x 1.80m)

**BREAKFAST KITCHEN**

16' 3" x 12' 1" (4.95m x 3.68m)

UTILITY

5' 11" x 4' 7" (1.80m x 1.40m)

PRINCIPAL BEDROOM

16' 5" x 12' 10" (5.00m x 3.91m)

ENSUITE

6' 9" x 6' 5" (2.06m x 1.96m)

DRESSING ROOM

9' 4" x 7' 9" (2.84m x 2.36m)

FIRST FLOOR**BEDROOM TWO**

14' 9" x 14' 5" (4.50m x 4.39m)

BEDROOM THREE

15' 3" x 8' 0" (4.65m x 2.44m)

BEDROOM FOUR

12' 0" x 8' 2" (3.66m x 2.49m)

BATHROOM

7' 1" x 5' 11" (2.16m x 1.80m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

18' 6" x 18' 1" (5.64m x 5.51m)

STORE

8' 6" x 8' 6" (2.59m x 2.59m)

TOTAL SQUARE FOOTAGE

229.0 sq.m (2465 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED & MANICURED GARDENS WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - TBC. Broadband - TBC. Loft space - TBC.

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.

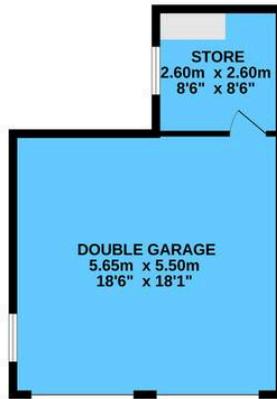
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

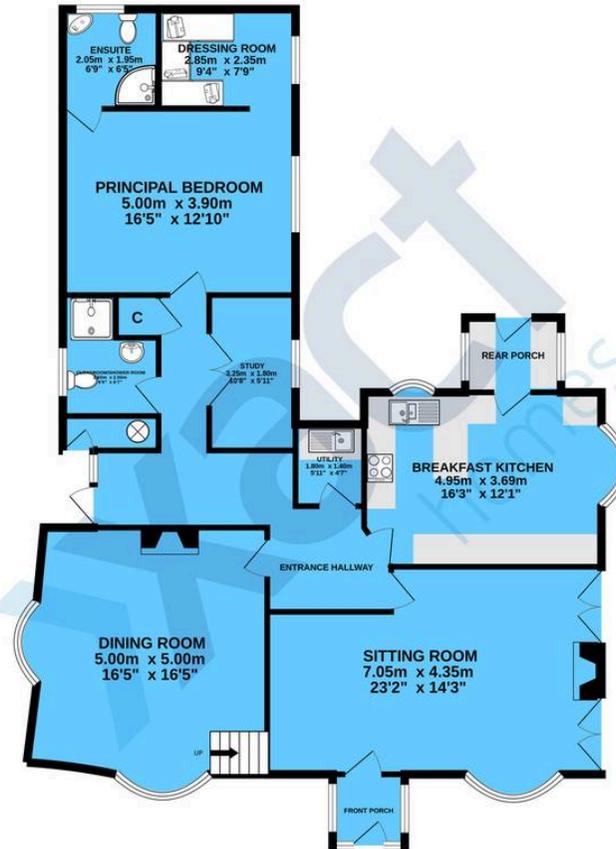




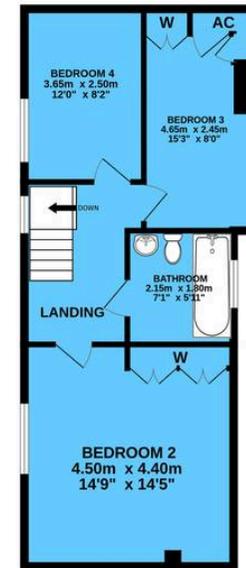
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 229.0 sq.m. (2465 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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