



Warwick Road, Knowle

Guide Price £850,000





PROPERTY OVERVIEW

This superb family home offers an exceptional opportunity to reside within easy walking distance to Knowle High Street and a selection of well-regarded schools. The property has been significantly extended and meticulously maintained, showcasing four double bedrooms, providing ample space for comfortable family living.

Approaching the property, you are welcomed by a tarmacadam driveway providing parking for multiple vehicles, leading to a single garage for additional convenience. Upon entering the property, you are greeted by a meticulously updated interior, boasting three reception rooms including a living room, office, and a versatile play/family room.

The heart of this home lies within the magnificent open plan kitchen/dining and family room. Featuring bi-fold doors that open out to the south-facing rear garden, the space seamlessly blends indoor and outdoor living, ideal for entertaining or enjoying family time.

Ascending to the first floor, you will find four excellent bedrooms, with the principal bedroom offering a vaulted ceiling, Juliet style balcony, fitted wardrobes, and a large luxury en-suite bathroom. The remaining bedrooms are serviced by a generously sized luxury family bathroom.

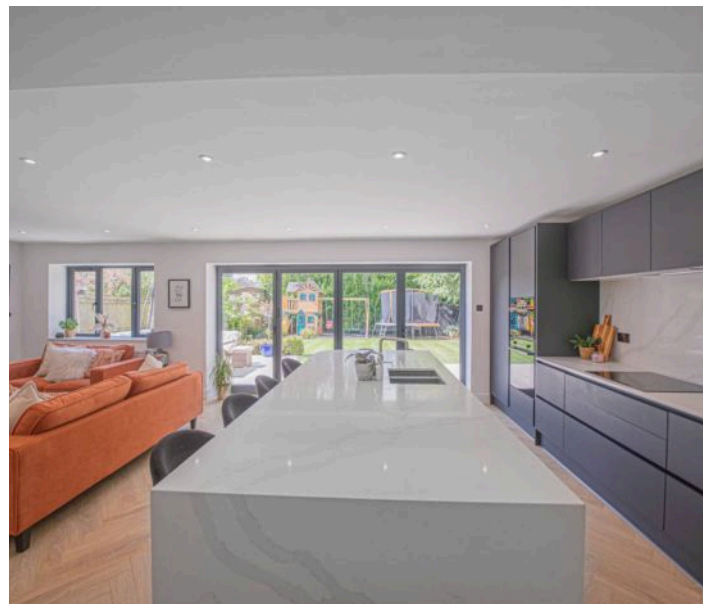




Completing the ground floor accommodation is a guest cloakroom located off the entrance hallway, as well as a large utility room providing ample storage and laundry facilities. Outside, the property offers a landscaped private and south-facing rear garden, featuring a full-width paved patio, setting the scene for outdoor relaxation and al fresco dining.

In essence, this impeccably presented family home combines modern living spaces with practical amenities, making it an ideal choice for discerning buyers looking to establish roots in a sought-after location. With its convenient proximity to local amenities and schools, this property provides a harmonious balance of comfort, style, and practicality for a growing or established family.

- Superb Family Home Set Within Easy Walking Distance To Knowle High Street And Schools
- Significantly Extended And Absolutely Immaculate With Four Double Bedrooms
- Set Behind A Tarmac Driveway With Ample Parking And Single Garage
- Completely Updated To Include Three Reception Rooms And A Magnificent Open Plan Kitchen / Dining And Family Room
- Living Room, Office And Play / Family Room
- Bi-Fold Doors Off Kitchen Leading To South Facing Rear Garden
- Ground Floor Includes Guest Cloakroom Off Entrance Hallway And Large Utility





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

HALLWAY

LIVING ROOM

15' 10" x 12' 1" (4.83m x 3.69m)

PLAY/FAMILY ROOM

11' 11" x 9' 10" (3.63m x 3.00m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25' 11" x 22' 8" (7.89m x 6.90m)

OFFICE

10' 0" x 6' 5" (3.05m x 1.95m)

**UTILITY ROOM**

12' 0" x 6' 5" (3.66m x 1.95m)

GUEST WC

7' 5" x 3' 3" (2.26m x 1.00m)

FIRST FLOOR**PRINCIPAL BEDROOM**

24' 3" x 11' 9" (7.38m x 3.58m)

ENSUITE

7' 6" x 6' 11" (2.28m x 2.10m)

BEDROOM TWO

16' 0" x 12' 2" (4.87m x 3.70m)

BEDROOM THREE

14' 0" x 12' 6" (4.26m x 3.81m)

BEDROOM FOUR

12' 2" x 9' 10" (3.70m x 3.00m)

FAMILY BATHROOM

11' 1" x 6' 5" (3.37m x 1.95m)

GARAGE

9' 10" x 7' 11" (3.00m x 2.41m)

TOTAL SQUARE FOOTAGE

Total floor area: 210.0 sq.m. = 2260 sq.ft. approx.

OUTSIDE THE PROPERTY**AMPLE DRIVEWAY PARKING****PRIVATE REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Bosch oven, hob, extractor and microwave, Hotpoint fridge, freezer and dishwasher, garden shed, all carpets and blinds, some light fittings and fitted wardrobes in bedroom one, two and three.

ADDITIONAL INFORMATION

Services – Mains gas, electricity and water on a meter.

Loft – Partially boarded. FTTTP (fibre to the premises)

INFORMATION FOR POTENTIAL BUYERS

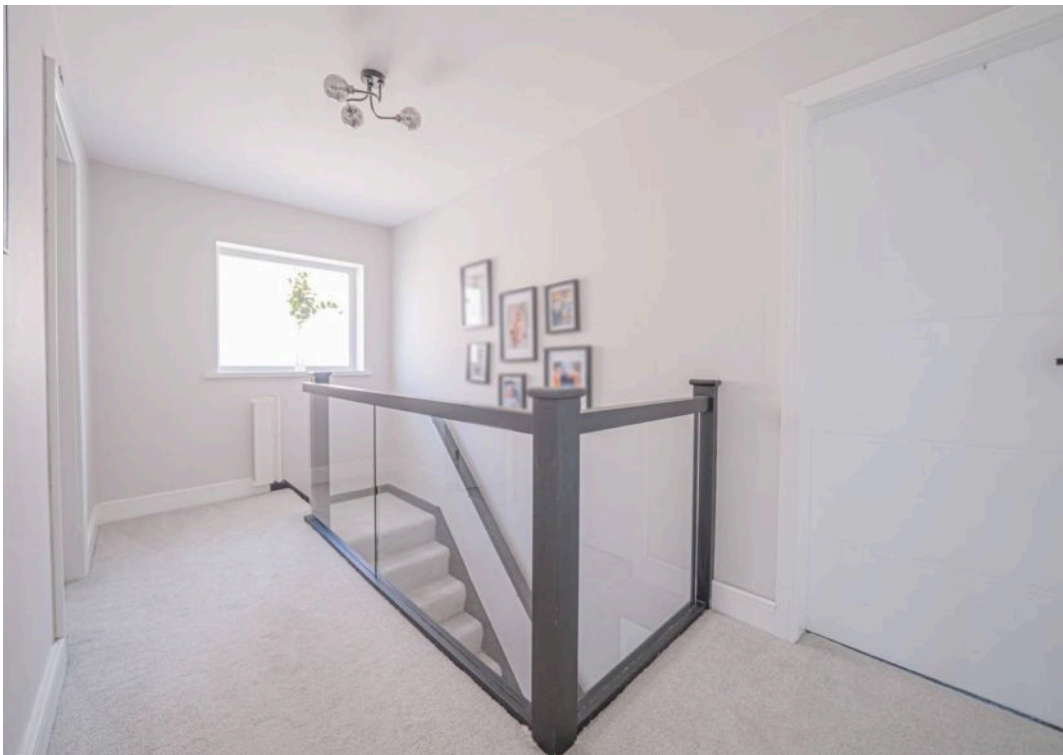
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

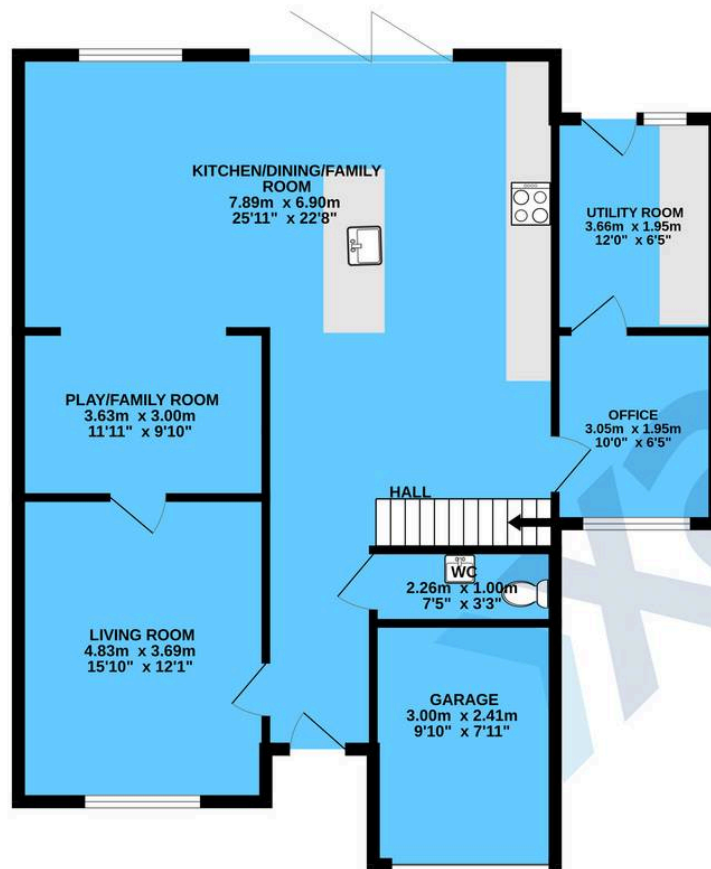
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

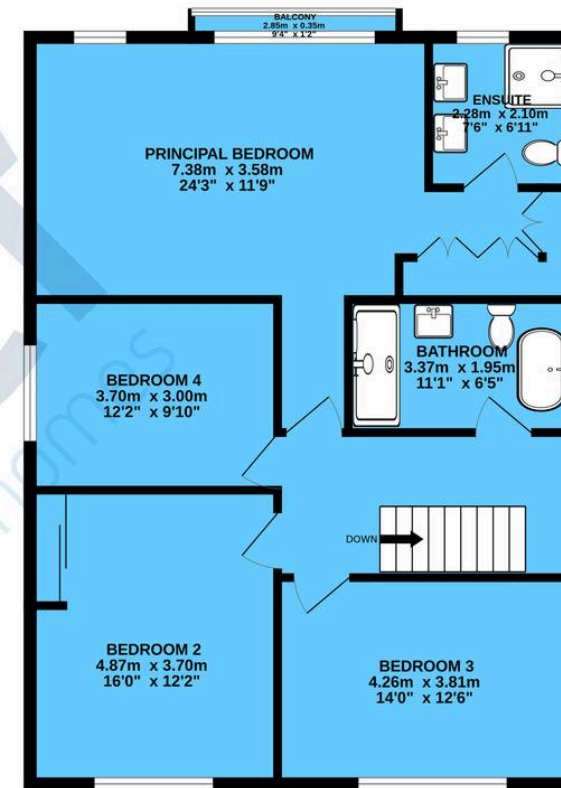
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 210.0 sq.m. (2260 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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