



**Newton Road, Knowle**

Guide Price £685,000







## PROPERTY OVERVIEW

Located just a stone's throw away from Knowle High Street, this substantially modernised and extended five-bedroom, three-bathroom semi-detached house offers a perfect blend of contemporary living and convenience.

Upon arrival, the property greets you with a large tarmac driveway, complemented by a single garage, providing ample parking for multiple vehicles. Step inside through the entrance hallway that grants access to all the downstairs living areas. The front of the house boasts a spacious lounge, while a convenient WC is also positioned just off the hallway.

The heart of the home lies at the rear, where you'll discover an expansive kitchen/diner/family room. Boasting bi-fold doors that open onto the garden, this space is perfect for both relaxed family meals and entertaining guests. Additionally, a large utility room adds to the practicality of this level.

Ascending to the first floor, you'll find four well-proportioned bedrooms, supported by two bathrooms - a main family bathroom and a Jack & Jill en-suite shower room. The second floor hosts a further bedroom and an additional shower room, providing flexibility for various living arrangements.





Outside, the landscaped rear garden offers a peaceful retreat with a large feature patio area that overlooks Purnells Brook, creating a serene backdrop for outdoor relaxation.

Conveniently located within walking distance to Knowle High Street, residents will have easy access to all the amenities and attractions the area has to offer. Furthermore, being set in the prestigious Arden Academy catchment area adds to the appeal of this property for families looking for quality education options.

In summary, this thoughtfully designed property offers a seamless blend of modern comforts, ample space, and a prime location, making it a desirable home for those seeking a high-quality lifestyle in the sought-after area of Knowle.







## 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







- Substantially Modernised & Extended Five Bedroom Three Bathroom Semi-Detached House Located A Stone's Throw From Knowle High Street
- Set Behind A Large Tarmac Driveway Which Provides Ample Parking And Is Supported By A Single Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Includes A Large Lounge To The Front And WC Accessed Directly Via The Entrance Hallway
- To The Rear Of The Property Is An Expansive Kitchen/Diner/Family Room Boasting Bi-Fold Doors Onto The Garden And Benefiting From A Large Utility Room Adjacent
- To The First Floor Are Four Well Proportioned Bedrooms Which Are Supported By Two Bathrooms, Including The Main Family Bathroom & A Jack & Jill En-Suite Shower Room
- Located On The Second Floor Is A Further Large Bedroom & An Additional Shower Room
- To The Rear Of The Property Is A Landscaped Rear Garden With A Large Feature Patio Which Overlooks Purnells Brook
- Located Walking Distance To Knowle High Street & All The Amenities Knowle Has To Offer
- Set In The Prestigious Arden Academy Catchment Area



## **ENTRANCE HALLWAY**

## **WC**

## **LOUNGE**

14' 10" x 12' 0" (4.53m x 3.65m)

## **KITCHEN / DINER/ FAMILY ROOM**

26' 5" x 13' 1" (8.06m x 4.00m)

## **PLAY ROOM**

11' 10" x 8' 4" (3.60m x 2.53m)

## **UTILITY ROOM**

9' 11" x 6' 3" (3.03m x 1.91m)

## **INTEGRAL GARAGE**

13' 11" x 7' 11" (4.23m x 2.42m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

13' 0" x 12' 8" (3.96m x 3.87m)

## **BEDROOM TWO**

13' 0" x 11' 11" (3.97m x 3.63m)

## **BEDROOM THREE**

12' 1" x 7' 5" (3.68m x 2.27m)

## **JACK 'N' JILL ENSUITE**

7' 2" x 6' 0" (2.18m x 1.82m)

## **BEDROOM FOUR**

9' 10" x 7' 7" (3.00m x 2.31m)

## **BATHROOM**

8' 3" x 7' 10" (2.51m x 2.39m)

## **SECOND FLOOR**

## **BEDROOM FIVE**

16' 5" x 14' 10" (5.00m x 4.52m)

## **SHOWER ROOM**

11' 0" x 8' 2" (3.36m x 2.48m)

## **TOTAL SQUARE FOOTAGE**

213.0 sq.m (2293 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LANDSCAPED GARDEN**

### **LARGE FEATURE PATIO AREA**

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

Free-standing cooker, extractor, integrated fridge, integrated freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in one bedroom, CCTV, garden shed, electric garage door and a 2022 electric car charging point.

### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTC (fibre to the cabinet). Loft – boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

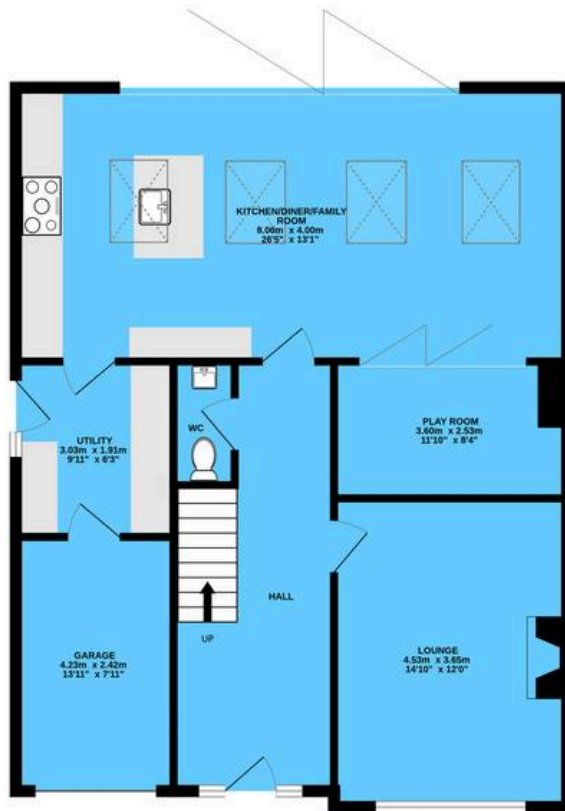
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



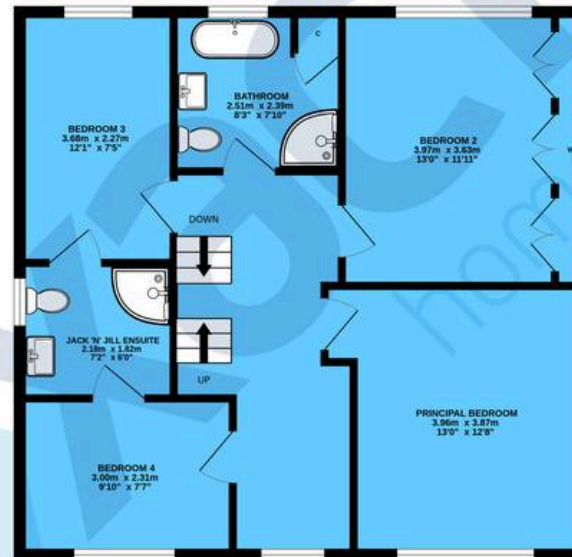




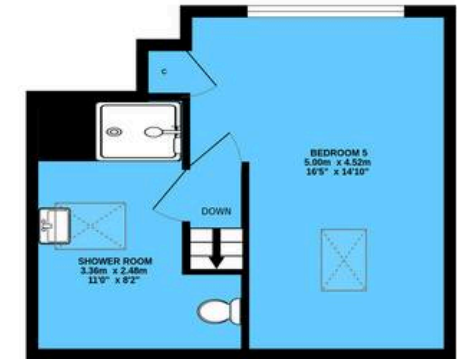
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 213.0 sq.m. (2293 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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