



Kenilworth Road, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

Nestled in a serene location overlooking the picturesque Grand Union Canal, this exceptional three-bedroom detached dormer bungalow offers a unique living experience with breathtaking rural views in every direction. Positioned behind a wrap-around garden, this property provides a tranquil escape with its 360-degree panoramic vistas. Upon entering, the spacious hallway leads to all downstairs living spaces, comprising a generously sized living room to the front of the property, and a dual-aspect kitchen/diner that is bathed in natural light. The kitchen is complemented by a useful utility room, offering practicality and convenience for every-day living. A versatile downstairs bedroom, alongside a convenient shower room, further enhances the functionality of the ground floor. Ascending the staircase, the first floor accommodates two tastefully designed bedrooms, each boasting ample space and natural light. These bedrooms are serviced by a well-appointed family bathroom, providing comfort and privacy for residents and guests alike. This property is ideally situated within a short walk of Knowle Village, offering easy access to the array of amenities, shops, and services that the vibrant village has to offer. The location provides a perfect balance of tranquillity and convenience, merging the beauty of the countryside with the practicalities of modern living.





In conclusion, this charming property presents a rare opportunity to acquire a home that seamlessly combines comfort, style, and breathtaking views in a sought-after location. With its unique position overlooking the Grand Union Canal and the surrounding rural landscape, this residence promises a lifestyle of peace, serenity, and natural beauty. Explore the possibilities and make this extraordinary property your own.

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





- Three Bedroom Detached Dormer Bungalow Unique Positioned With Mesmerising Views Over The Grand Union Canal
- Set Behind In A Wrap Around Garden With 360 Degree Rural Views
- Large Living Room To The Front & A Dual Aspect Kitchen/Diner With Useful Utility Room
- The Property Also Benefits From A Versatile Downstairs Bedroom Which Is Supported By A Shower Room
- Upstairs The Property Boasts Two Well Proportioned Bedrooms Both Of Which Are Serviced By A Family Bathroom
- Located A Short Walk Away From Knowle Village & All The Amenities Knowle Has To Offer

HALLWAY

LIVING ROOM

17' 5" x 14' 1" (5.31m x 4.29m)

DINING ROOM

11' 2" x 9' 6" (3.40m x 2.90m)

KITCHEN

11' 2" x 10' 6" (3.40m x 3.20m)

UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.70m)

STUDY/BEDROOM THREE

14' 1" x 9' 6" (4.29m x 2.90m)

SHOWER ROOM

6' 11" x 4' 11" (2.11m x 1.50m)



FIRST FLOOR

With roomy airing cupboard on landing.

BEDROOM ONE

15' 5" x 13' 5" (4.70m x 4.09m)

BEDROOM TWO

14' 1" x 13' 5" (4.29m x 4.09m)

BATHROOM

8' 2" x 5' 11" (2.49m x 1.80m)

OUTSIDE THE PROPERTY

STORE ROOM

WRAP AROUND GARDEN

DRIVEWAY PARKING

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Caple integrated hob, extractor, fridge, Beko freezer, dishwasher, John Lewis washing machine, garden shed, greenhouse, all carpets, blinds and light fittings, some curtains and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, LPG, mains electricity and domestic/small sewage treatment plant. Broadband - ADSL copper wire.



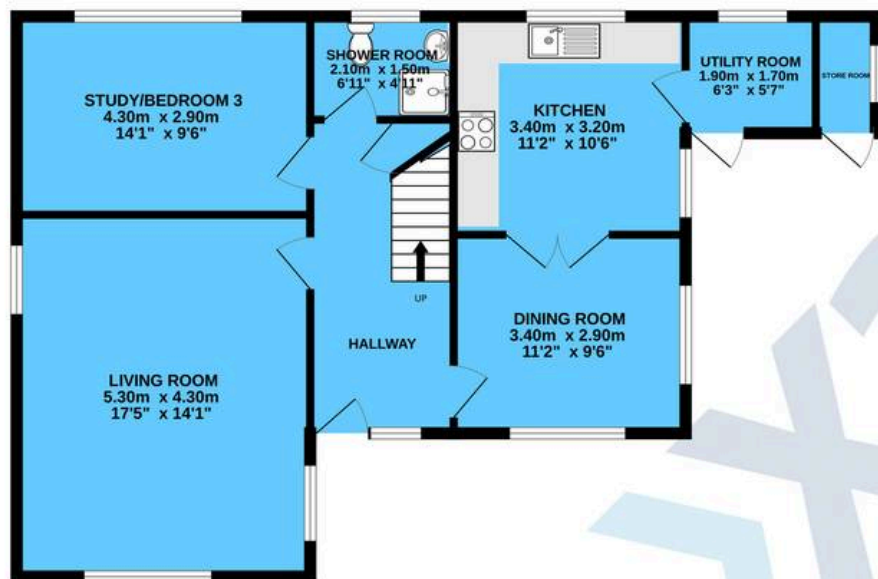
INFORMATION FOR POTENTIAL BUYERS

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 : 143.0 sq.m. (1539 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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