



Ragley Close, Knowle

Guide Price **£1,200,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

Situated within a quiet cul-de-sac of Knowle, this impressively extended and meticulously maintained five-bedroom detached property offers a harmonious balance of luxury and practicality. Boasting a substantial tarmac driveway providing ample parking space and a single garage, this residence exudes both convenience and style.

Upon entering, a spacious hallway welcomes you into this versatile abode, leading to a utility room, boot/ironing/storage room, and convenient internal access to the garage. The ground floor features a sitting room, seamlessly flowing into a generously sized open-plan kitchen, dining, and family area, ideal for both family living and entertaining, with french doors opening onto the rear patio. Completing the ground floor is a sizeable office space and a double bedroom, supported by a downstairs shower room.



Ascending to the first floor, you will find four additional double bedrooms, accompanied by two en-suites and a luxury bathroom. The principal bedroom is further enhanced by air conditioning, fully fitted wardrobes and lavish en-suite facilities, ensuring a comfortable and opulent living experience. Two other bedrooms in the property also benefit from fully fitted wardrobes and air conditioning, contributing to the luxurious appeal of the property.



Nestled on a generous corner plot, the property boasts outstanding landscaped gardens that envelop a magnificent garden room. This outdoor haven encompasses an outdoor kitchen, gym area and sitting space set on a raised patio, providing a seamless transition between indoor and outdoor living.

This property caters to every lifestyle need with its thoughtful design, premium finishes, and versatile layout. Whether seeking a peaceful retreat or a space to host gatherings, this home offers the perfect backdrop for both every-day living and special occasions. Do not miss the opportunity to make this exceptional property your own and indulge in the luxury and comfort it has to offer in the heart 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: F

Tenure: Freehold





- Significantly Extended And Absolutely Immaculate Five Double Bedroom Detached Property Located Within A Quiet Cul-De-Sac Of Knowle
- Offering Extremely Versatile Accommodation With Five Bedrooms And Four Luxury Bathrooms
- Set Behind A Large Tarmacadam Driveway With Ample Parking And Single Garage
- Large Entrance Hallway Leading To Utility, Boot / Ironing / Storage Room And Internal Access Into Garage
- Ground Floor Accommodation Includes Sitting Room Leading To A Large And Extended Open Plan Kitchen / Dining And Family Room
- Large Office And Ground Floor Double Bedroom Supported Via Downstairs Shower Room
- Four Double Bedrooms And Three Luxury Bathrooms To First Floor, With Principal Bedroom Boasting Air Conditioning, Fully Fitted Wardrobes And Large Luxury Ensuite
- Two Other Bedrooms On The First Floor Also Benefit From Fully Fitted Wardrobes And Air Conditioning
- Set On A Large Corner Plot With Outstanding Landscaped Gardens Including A Magnificent Garden Room With Outdoor Kitchen, Gym And Sitting Space Set On A Raised Patio



ENTRANCE HALLWAY

KITCHEN / DINING / FAMILY AREA

20' 11" x 18' 11" (6.38m x 5.76m)

SITTING ROOM

19' 11" x 11' 11" (6.08m x 3.63m)

OFFICE

14' 9" x 10' 1" (4.50m x 3.07m)

BEDROOM FIVE

11' 5" x 8' 10" (3.47m x 2.68m)

SHOWER ROOM

7' 2" x 5' 9" (2.18m x 1.76m)

UTILITY ROOM

10' 4" x 8' 1" (3.15m x 2.46m)

WC

BOOT / IRONING / STORAGE ROOM

10' 0" x 8' 1" (3.06m x 2.46m)

INTEGRAL GARAGE

20' 8" x 8' 1" (6.30m x 2.46m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 15' 1" (4.75m x 4.60m)

ENSUITE

12' 2" x 9' 2" (3.70m x 2.80m)

BEDROOM TWO

15' 2" x 12' 4" (4.63m x 3.76m)

ENSUITE

7' 3" x 5' 2" (2.20m x 1.58m)

BEDROOM THREE

12' 8" x 12' 6" (3.85m x 3.80m)

BEDROOM FOUR

13' 7" x 12' 1" (4.15m x 3.68m)

BATHROOM

9' 0" x 7' 3" (2.75m x 2.20m)



TOTAL SQUARE FOOTAGE
245.7 sq.m (2645 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

GARDEN ROOM
12' 6" x 11' 10" (3.80m x 3.60m)

GYM
11' 10" x 11' 0" (3.60m x 3.35m)

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

COVERED AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, garden sheds, CCTV and a 2023 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. 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.

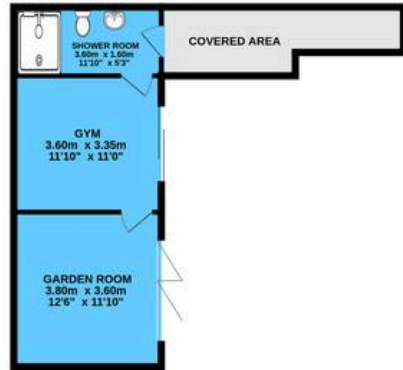
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

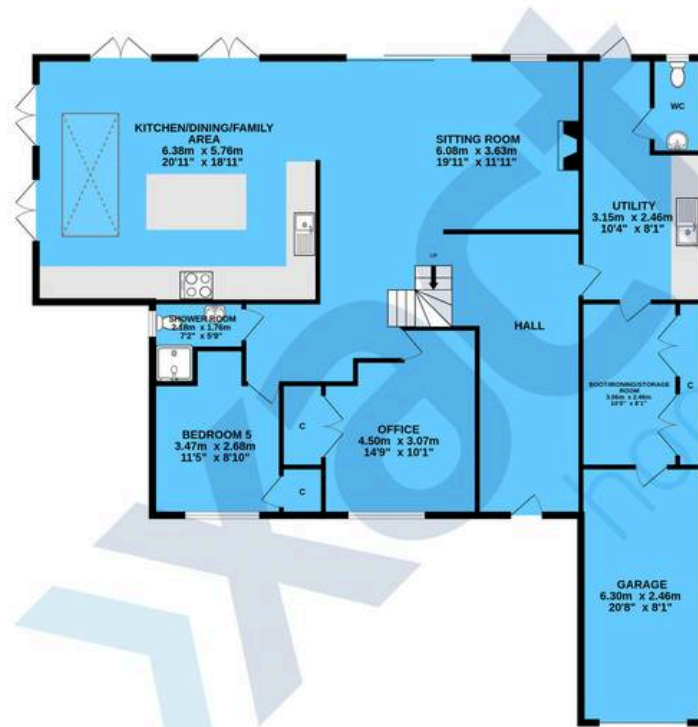
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



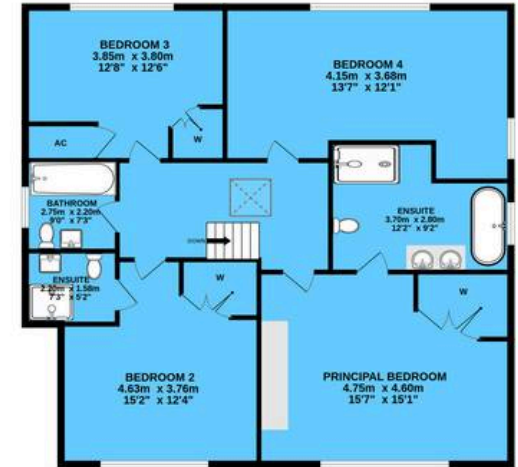
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 245.7 sq.m. (2645 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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