



Kixley Lane, Knowle

Offers Over £700,000





PROPERTY OVERVIEW

Located on a sought-after road in the charming village of Knowle, this extended four-bedroom detached property offers an exceptional opportunity for those seeking a substantial family home with the potential for further extension and modernisation. Presented with no upward chain, this residence is set behind a large tarmacadam driveway with a garage for convenient off-road parking.

Upon entering the property, one is greeted by a welcoming ambience that resonates throughout the interior. The ground floor accommodation comprises three reception rooms, including living room, dining room and family room, providing ample space for family gatherings and entertainment. Additionally, the kitchen offers a delightful setting, adding to the versatility of the home.

Ascending the stairs, one will find four generously sized bedrooms and a family bathroom on the first floor. The potential of this property is truly evident, offering a canvas upon which to create a bespoke living environment tailored to suit the needs of the next owners. Whether seeking additional living space or modern design updates, this property provides a fantastic framework for unlimited possibilities.





Furthermore, its prime location offers the advantage of being within walking distance to Knowle Village, where an array of amenities including shops, restaurants, and other conveniences can be enjoyed. Families will appreciate the proximity to local schools, making school runs a breeze and ensuring that educational needs are met with ease.

A particularly attractive feature of this property is its rear garden, which backs onto open fields, providing a serene environment that offers both privacy and a connection to nature. The possibilities for outdoor relaxation and recreation are endless, creating a tranquil oasis within the confines of one's own home.

In summary, this superb family home presents a rare opportunity for those with a vision to transform a property into a personalised sanctuary. With its convenient location, generous layout, and abundant potential, this residence is waiting to be refurbished and updated to create a truly exceptional living experience. Schedule a viewing today to explore the possibilities that this property holds for you and your family.



- No Upward Chain
- Extended Four Bedroom Detached House Located On A Sought After Road Of Knowle
- Outstanding Potential For Further Extension And Modernisation
- Set Behind A Large Tarmacadam Driveway With Garage
- Walking Distance Into Knowle Village And All Local Schools
- Three Reception Rooms And Kitchen
- Four Bedrooms And Family Bathroom
- Rear Garden Backing Onto Open Fields
- Superb Family Home Waiting To Be Refurbished And Updated



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



HALL

LIVING ROOM

17' 4" x 11' 5" (5.29m x 3.49m)

DINING ROOM

13' 11" x 13' 1" (4.24m x 4.00m)

FAMILY ROOM

13' 11" x 11' 9" (4.25m x 3.59m)

KITCHEN

11' 9" x 10' 6" (3.59m x 3.19m)

UTILITY ROOM

14' 5" x 10' 4" (4.39m x 3.16m)

WC

6' 11" x 5' 2" (2.11m x 1.57m)

FIRST FLOOR

BEDROOM ONE

14' 0" x 12' 6" (4.27m x 3.80m)

BEDROOM TWO

10' 6" x 7' 7" (3.21m x 2.31m)

BEDROOM THREE

10' 11" x 7' 7" (3.32m x 2.31m)

BEDROOM FOUR

10' 6" x 8' 9" (3.19m x 2.66m)

FAMILY BATHROOM

7' 7" x 6' 9" (2.30m x 2.07m)

TOTAL SQUARE FOOTAGE

Total floor area: 143.0 sq.m. = 1539 sq.ft. approx.



OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Belling cooker, all carpets, curtains and light fittings, fitted wardrobes in all bedrooms.

ADDITIONAL INFORMATION

Services – Mains gas, electricity and water. Loft – Partially boarded. Fibre to the cabinet.

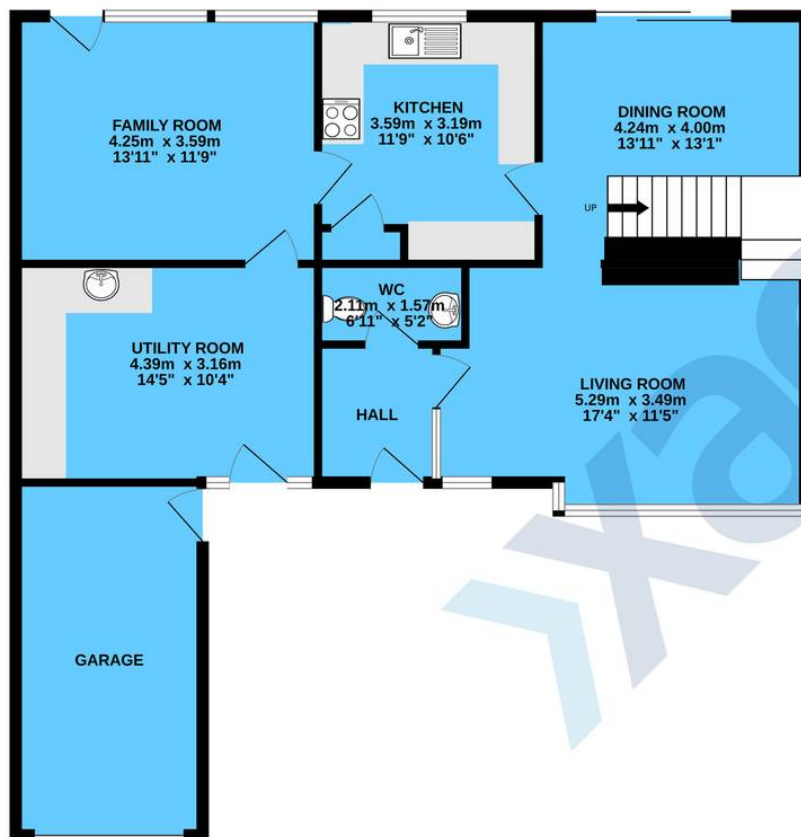
INFORMATION FOR POTENTIAL BUYERS

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.

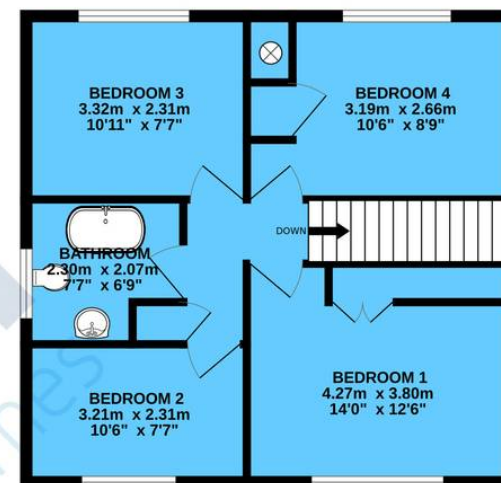




GROUND FLOOR



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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