



Abbots Close, Knowle

Guide Price £700,000





PROPERTY OVERVIEW

Nestled within the serene confines of a quiet cul-de-sac in the highly sought-after locale of Knowle, this superb family home epitomises contemporary elegance and comfortable living. The property has been significantly extended and meticulously improved to offer exceptional accommodation throughout, making it the perfect abode for a growing family.

Upon arrival, you are greeted by a large block-paved driveway that provides ample parking space and leads to a single garage, ensuring convenience and practicality for residents and visitors alike. Enter through the front door to find a welcoming entrance porch and hallway that also affords a guest cloakroom.

The ground floor of the property boasts a seamless flow of living spaces, including a spacious living room and a study that offers versatility for various needs. The pièce de résistance undoubtedly lies in the magnificent open-plan kitchen, dining, and family room, where natural light floods in through bi-fold doors, creating a warm and inviting atmosphere. The addition of a utility room adds to the functionality of this space, ensuring that daily tasks are streamlined and efficient.

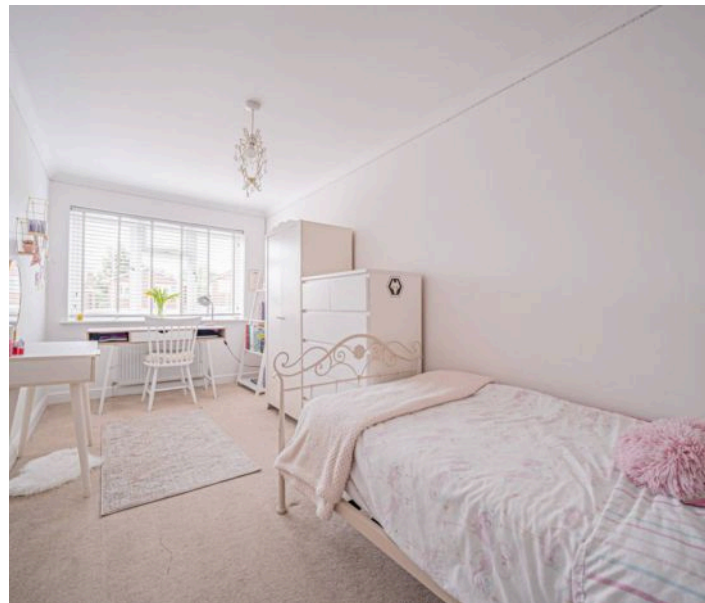




Ascend the stairs to the first floor, where four well-appointed bedrooms await. The principal bedroom is a luxurious retreat that features a large ensuite shower room, providing a private sanctuary for relaxation. The remaining bedrooms are generously sized and serviced by a beautifully designed family bathroom, complete with high-end fixtures and fittings.

Outside, the low-maintenance landscaped rear garden offers a tranquil escape from the hustle and bustle of every-day life. A full-width patio area provides the perfect setting for al fresco dining and entertaining, promising endless enjoyment for residents and guests alike.

In conclusion, this exceptional property seamlessly combines style, functionality, and comfort to create the ultimate family home. With its prime location in Knowle, within easy reach of local amenities and reputable schools, this residence offers a rare opportunity to embrace luxurious living in a peaceful and well-connected setting.



- Superb Family Home Set Within A Quiet Cul-De-Sac Of Knowle
- Significantly Extended And Improved To Provide Outstanding Accommodation Throughout
- Set Behind A Large Block Paved Driveway Providing Ample Parking And A Single Garage
- Ground Floor Accommodation Includes Entrance Hallway, WC, Living Room And Study Accessed Off A Magnificent Open Plan Kitchen / Dining And Family Room With Utility
- Four Bedrooms To First Floor With Principal Bedroom Affording A Large Ensuite And Remaining Bedrooms Serviced Via Luxury Family Bathroom
- Low Maintenance Landscaped Rear Garden With Full Width Patio Area



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



ENTRANCE PORCH

INTEGRAL GARAGE

16' 3" x 7' 7" (4.96m x 2.32m)

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 9" x 10' 8" (4.81m x 3.26m)

KITCHEN / DINING / FAMILY ROOM

25' 6" x 14' 6" (7.77m x 4.43m)

UTILITY

7' 0" x 4' 10" (2.13m x 1.47m)

STUDY

9' 10" x 6' 4" (3.00m x 1.93m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 14' 3" (4.38m x 4.34m)

ENSUITE

10' 4" x 7' 0" (3.14m x 2.13m)

BEDROOM TWO

14' 3" x 11' 0" (4.34m x 3.35m)

BEDROOM THREE

19' 2" x 7' 4" (5.85m x 2.24m)

BEDROOM FOUR

8' 11" x 7' 9" (2.73m x 2.37m)

BATHROOM

11' 0" x 8' 11" (3.35m x 2.72m)

TOTAL SQUARE FOOTAGE

150.7 sq.m (1622 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, Bora integrated hob, Quooker tap, fridge/freezer, dishwasher, all Miele appliances, all carpets, all blinds, all light fittings, fitted wardrobes in one bedroom, garden shed, electric garage door, CCTV, Tesla home battery with solar panels and an electric car charging point.

ADDITIONAL INFORMATION

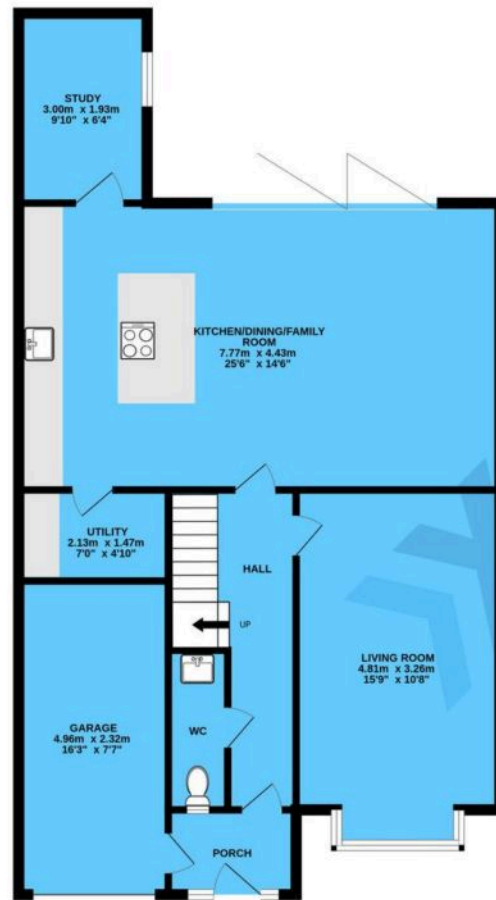
Services – direct mains water, sewers, electricity and solar PV (Photovoltaic) panels. Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

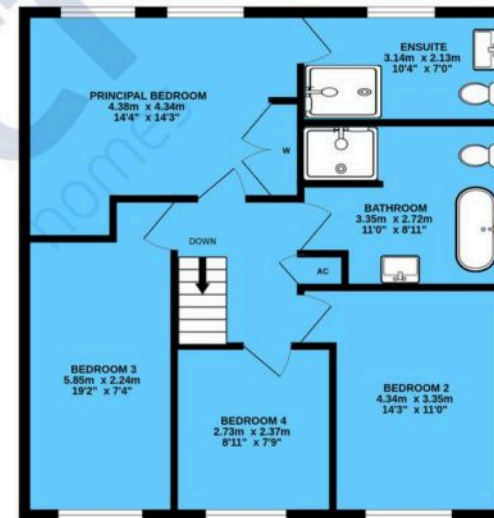
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA : 150.7 sq.m. (1622 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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