



**Purnells Way, Knowle**

Guide Price £900,000





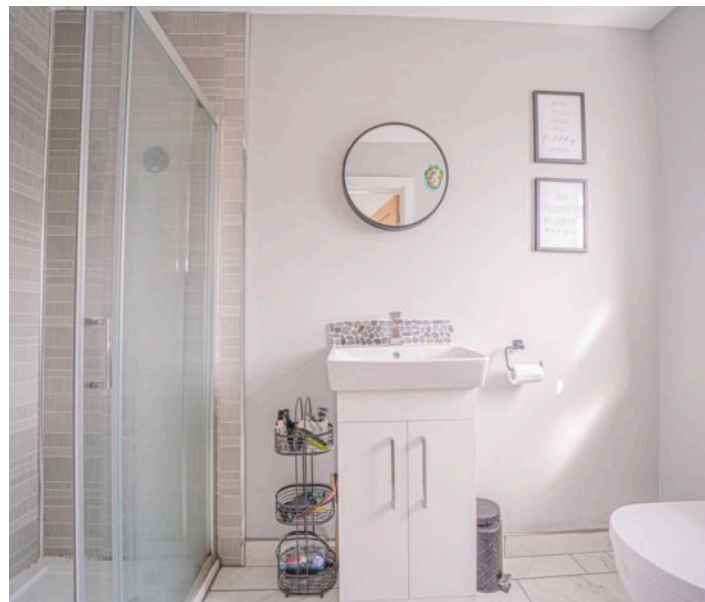
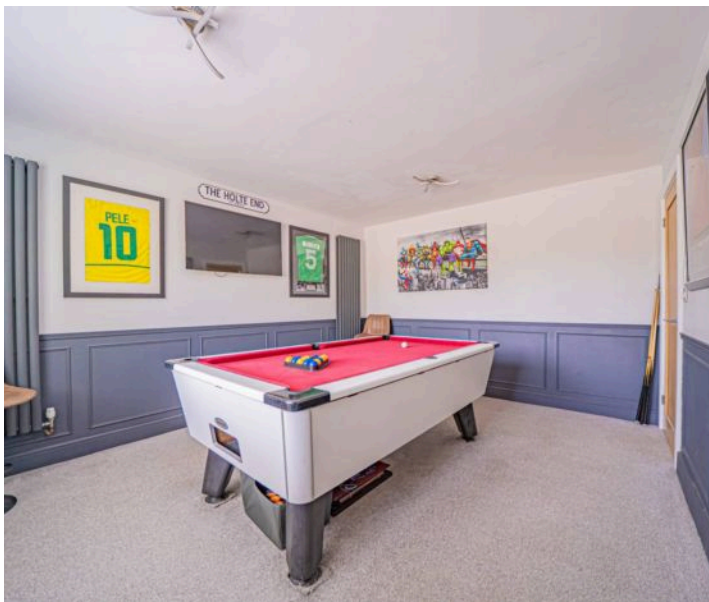


## PROPERTY OVERVIEW

Situated on a large corner plot and exquisitely extended and improved, this outstanding five double bedroom and three luxury bathroom detached property offers an unparalleled living experience.

Outside, the property is set behind a large tarmac driveway, providing parking for multiple vehicles and leading to a garage/store for additional storage space. The large south-facing rear garden offers a private sanctuary, with a landscaped patio area, a large bin store, and vast expanses of well-maintained lawn, perfect for outdoor entertaining or relaxation.

The heart of the home is the stunning open-plan kitchen, dining and family room, complete with bi-fold doors leading to the rear garden, creating a seamless indoor-outdoor living space. The kitchen is a chef's dream, featuring modern appliances, ample storage space, and a spacious island for casual dining. The property boasts three reception rooms, including a living room, family/games room, and an office, in addition to a large utility room and guest cloakroom.



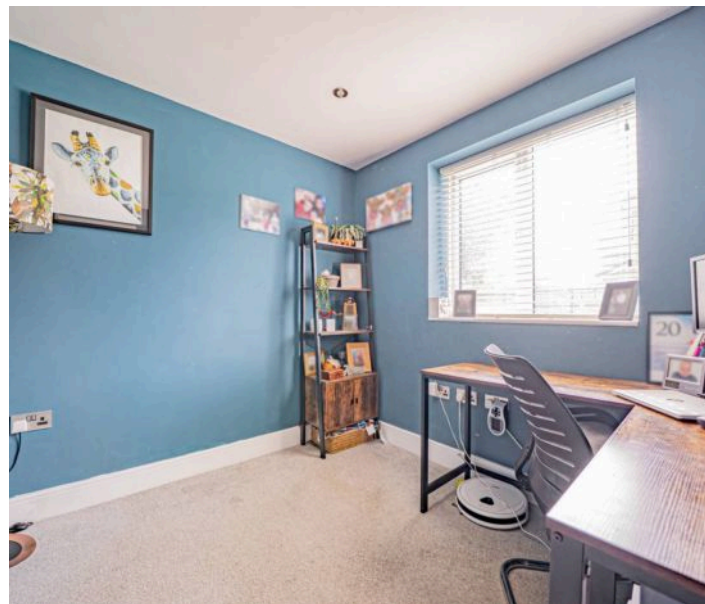




The principal bedroom is a true retreat, with a large walk-in dressing room and a luxurious ensuite shower room. A second spacious bedroom also features an ensuite shower room, while the three remaining double bedrooms are supported by a large luxury bathroom, providing comfort and privacy for all residents.

Located within the highly sought-after Arden Academy catchment area, this property is the epitome of a superb family home. Its convenient location provides easy access to local amenities, schools, and transportation links, making it an ideal choice for families looking for a peaceful yet well-connected place to call home. Don't miss the opportunity to make this remarkable property your own and experience luxury living at its finest.

- Situated On A Large Corner Plot And Having Been Significantly Extended And Improved
- Outstanding Five Double Bedroom And Three Luxury Bathroom Detached With Three Reception Rooms
- Stunning Open Plan Kitchen, Dining And Family Room With Bi-Fold Doors To Rear Garden
- Three Reception Rooms Including Living Room, Family / Games Room And Office, Plus Large Utility And Guest Cloakroom
- Stunning Principal Bedroom With Large Walk-In Dressing Room And Luxury Ensuite
- Second Bedroom With Ensuite And Three Remaining Double Bedrooms Supported Via A Large Luxury Bathroom
- Set Behind A Large Tarmacadam Driveway Providing Parking For Multiple Vehicles With Garage / Store
- Large South Facing And Private Rear Garden Mainly Laid With Lawn Boasting A Landscaped Patio Area And Large Bin Store







## 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



## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

16' 5" x 11' 10" (5.01m x 3.60m)

## **FAMILY / GAMES ROOM**

14' 2" x 11' 1" (4.33m x 3.38m)

## **KITCHEN / DINING / FAMILY ROOM**

33' 0" x 13' 11" (10.05m x 4.25m)

## **OFFICE**

8' 8" x 7' 11" (2.65m x 2.42m)

## **UTILITY ROOM**

9' 8" x 8' 8" (2.95m x 2.64m)

## **GARAGE / STORE**

14' 5" x 8' 1" (4.40m x 2.46m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 2" x 11' 1" (5.23m x 3.38m)

## **DRESSING ROOM**

12' 10" x 8' 10" (3.90m x 2.70m)

## **ENSUITE**

8' 10" x 3' 10" (2.68m x 1.17m)

## **BEDROOM TWO**

20' 4" x 10' 10" (6.20m x 3.29m)

## **ENSUITE**

8' 10" x 3' 10" (2.68m x 1.16m)

## **BEDROOM THREE**

15' 5" x 11' 1" (4.71m x 3.39m)

## **BEDROOM FOUR**

11' 2" x 10' 3" (3.41m x 3.13m)

## **BEDROOM FIVE**

11' 2" x 10' 1" (3.41m x 3.08m)





## **BATHROOM**

9' 5" x 9' 2" (2.86m x 2.80m)

## **TOTAL SQUARE FOOTAGE**

218.0 sq.m (2347 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **SOUTH FACING GARDEN**

### **LANDSCAPED PATIO AREA**

### **BIN STORE**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, some blinds, some light fittings, electric garage door and a 2020 electric car charging point.

## **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Loft – partially boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

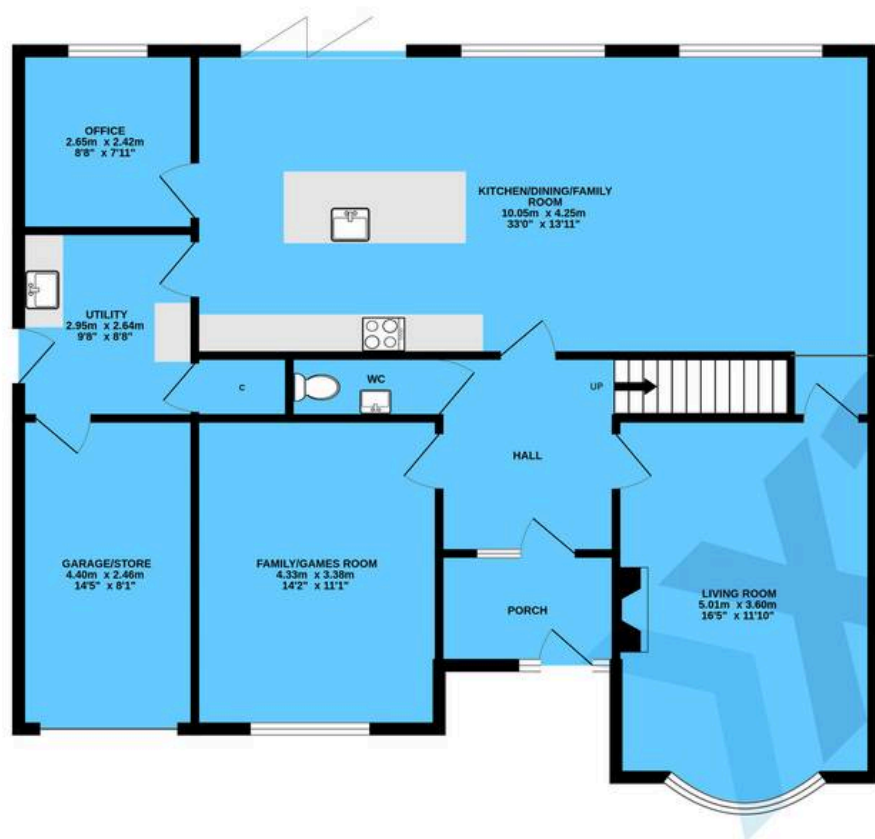
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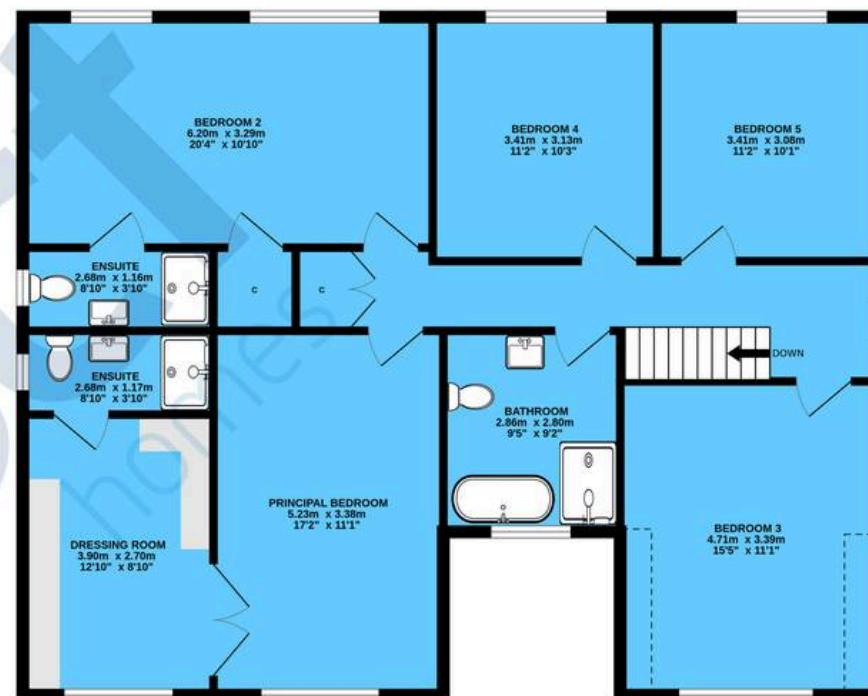




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 218.0 sq.m. (2347 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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