



St. Annes Grove, Knowle

Offers Over **£550,000**





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a substantial extended four-bedroom, two-bathroom semi-detached house in an enviable location just a short stroll away from Knowle Village. This impressive property is gracefully set behind a generously sized tarmac driveway, further complemented by a single garage, creating ample parking space for multiple vehicles.

Upon entering the residence, one is greeted by a welcoming entrance hallway that sets the tone for the home's elegant interiors. The ground floor seamlessly flows into a well-proportioned lounge at the front, offering a comfortable space for relaxation and entertaining. Continuing through, the property unfolds into an extended open-plan kitchen / diner at the rear, providing a modern and versatile area for dining and culinary pursuits.

Ascending to the first floor, the property boasts four thoughtfully appointed bedrooms, each offering ample space and natural light. These bedrooms are serviced by two contemporary bathrooms, one of which is en-suite to the principal bedroom, ensuring convenience and privacy for all residents. The interior design of the property reflects a harmonious blend of functionality and sophistication, creating a space that is both practical and visually appealing.





To the rear of the house lies a newly landscaped garden, predominantly laid with lawn and enhanced by a feature patio, offering the perfect setting for outdoor gatherings or private moments of relaxation.

The property's location ensures easy access to Knowle Village and all the amenities it has to offer, including shops, restaurants, and recreational facilities. Furthermore, the residence is situated within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking exceptional educational opportunities.

In summary, this charming property presents a rare opportunity to own a well-maintained family home in a sought-after location, offering comfortable living spaces, modern amenities, and convenient access to local amenities. Arrange a viewing today to experience the allure of this delightful residence firsthand.



- Substantial Extended Four Bedroom Two Bathroom Semi Detached House Located Walking Distance To Knowle Village
- Set Behind A Large Tarmac Driveway Which Is Supported By A Single Garage, Both Providing Ample Parking Space
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Well Proportioned Lounge To The Front Of The Property & An Extended Open Plan Kitchen / Diner To The Rear Of The Property
- Upstairs, The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Newly Landscaped Garden Mainly Laid With Lawn Which Benefits From A Feature Patio
- Located Walking Distance To Knowle Village & All The Amenities Knowle Has To Offer
- Situated In The Prestigious Arden Academy Catchment 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: E

Tenure: Freehold



ENTRANCE HALLWAY

LOUNGE

16' 10" x 12' 0" (5.13m x 3.66m)

RECEPTION ROOM

15' 1" x 10' 6" (4.61m x 3.20m)

KITCHEN / DINER

23' 4" x 19' 2" (7.11m x 5.83m)

WC

INTEGRAL GARAGE

17' 7" x 8' 8" (5.36m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 5" x 13' 4" (4.09m x 4.07m)

ENSUITE

7' 3" x 4' 5" (2.21m x 1.34m)

BEDROOM TWO

15' 5" x 8' 4" (4.70m x 2.55m)

BEDROOM THREE

10' 8" x 8' 4" (3.24m x 2.55m)

BEDROOM FOUR

7' 10" x 7' 0" (2.39m x 2.13m)

BATHROOM

7' 9" x 6' 9" (2.35m x 2.07m)

TOTAL SQUARE FOOTAGE

142.4 sq.m (1533 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FEATURE PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, underfloor heating, garden shed and CCTV.

ADDITIONAL INFORMATION

Services - sewers and electricity. 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.

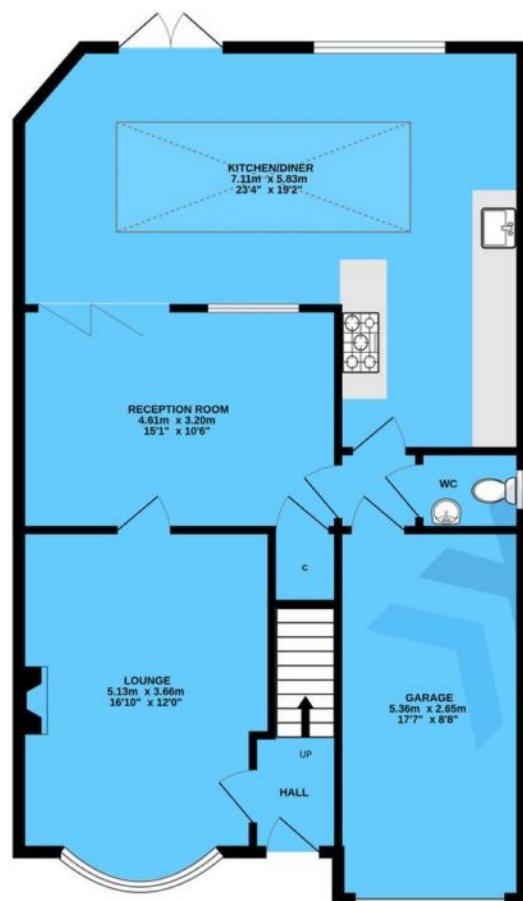
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

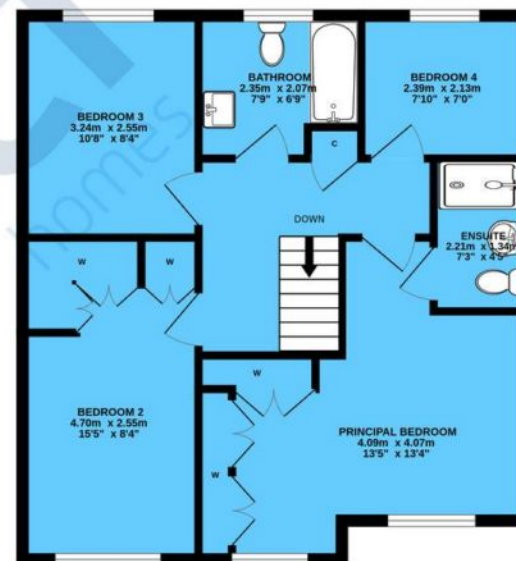
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 142.4 sq.m. (1533 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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