



Warwick Road, Knowle

Guide Price £575,000





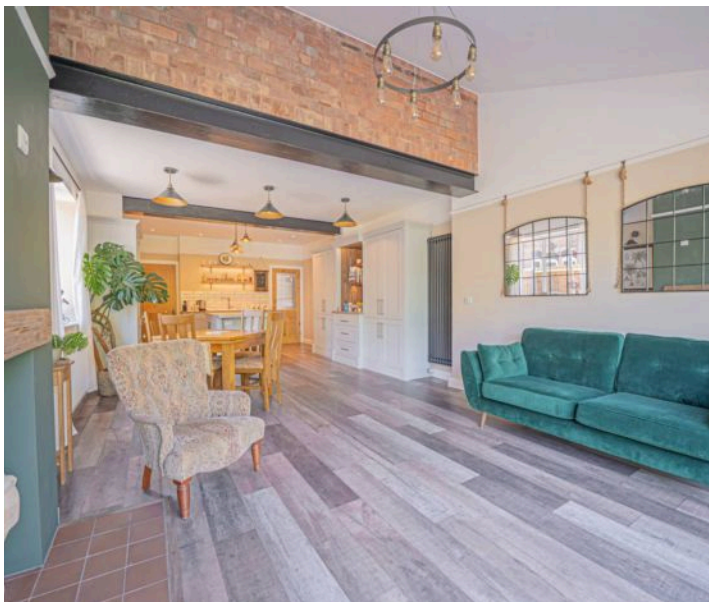
PROPERTY OVERVIEW

Presenting a truly exceptional opportunity to own a meticulously refurbished Victorian semi-detached property, this residence showcases an uncompromising fusion of classic charm and modern sophistication. Ideally situated a short distance from Knowle High Street and local schools, this property radiates convenience and elegance. This captivating home has been thoughtfully updated to the highest standards, featuring extensive insulation throughout and zoned heating for maximum comfort and efficiency. Approaching the property, a large driveway provides ample parking, with the exterior of the property being immaculately maintained which is only surpassed only by the unparalleled interior. Welcoming you inside is the heart of the home – a magnificent open plan kitchen/dining and family room meticulously designed to meet the demands of modern living which is accessed via the entrance hallway with guest cloakroom. Boasting bi-fold doors that seamlessly connect the interior with the rear patio, this space is flooded with natural light and offers the perfect setting for both intimate gatherings and grand celebrations. A separate living room to the front elevation provides a cosy retreat, complete with a striking fireplace adding a touch of character to the space.



The property further boasts four bedrooms and two luxurious bathrooms, with the principal bedroom enjoying the exclusivity of a lavish ensuite, promising a private sanctuary for relaxation and rejuvenation. Outside, a beautifully landscaped rear garden invites you to savour the tranquillity and beauty of the outdoors, while providing a private oasis for recreation and leisure. With the added benefit of no upward chain, the ease and excitement of making this house your home is within reach. In summary, this exceptional property seamlessly marries timeless elegance with modern conveniences, presenting an unparalleled opportunity to reside in a home where luxury, style, and comfort converge in perfect harmony. Don't miss this rare chance to own a piece of history infused with contemporary flair – book your viewing today and experience the epitome of refined living.

- Absolutely Stunning Victorian Semi Detached Property
- Completely Refurbished And Updated Throughout To Include Extensive Insulation Throughout And Zoned Heating
- Magnificent Open Plan Kitchen / Dining And Family Room To The Rear With Bi-Fold Doors Opening Onto The Rear Patio
- Located A Short Distance Away From Knowle High Street And All Local Schools
- Large Driveway Providing Off Road Parking And Landscaped Rear Garden To The Rear
- Four Bedrooms And Two Bathrooms, Principal Bedroom With Luxury Ensuite
- Separate Living Room To Front Elevation With Feature Fireplace
- Benefitting From No Upward Chain





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: D

Tenure: Freehold

HALL

WC

LIVING ROOM

12' 4" x 10' 8" (3.76m x 3.25m)

KITCHEN/DINING & FAMILY ROOM

27' 11" x 13' 10" (8.51m x 4.22m)

UTILITY



FIRST FLOOR

PRINCIPAL BEDROOM

13' 6" x 7' 10" (4.11m x 2.39m)

ENSUITE

BEDROOM TWO

10' 8" x 6' 10" (3.25m x 2.08m)

BEDROOM THREE

10' 2" x 6' 4" (3.10m x 1.93m)

BEDROOM FOUR

7' 5" x 5' 9" (2.26m x 1.75m)

BATHROOM

TOTAL SQUARE FOOTAGE

106.3 sq.m (1144 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH REAR PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - mains gas and electricity. Broadband - FTTC (fibre to the cabinet). Loft space - 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.

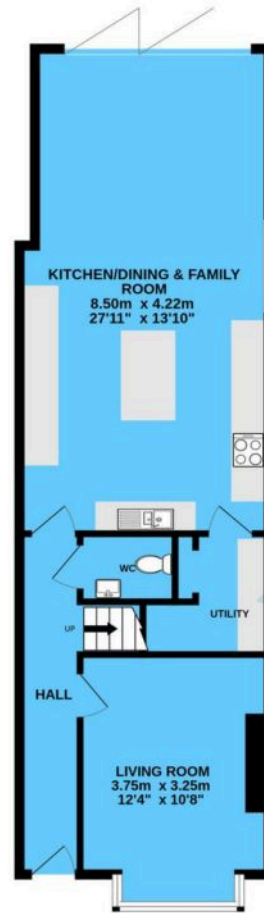
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 106.3 sq.m. (1144 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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