



**Needhill Close, Knowle**

Offers in Region of **£395,000**







## PROPERTY OVERVIEW

Introducing a modernised two-bedroom, one-bathroom semi-detached house nestled within the charming confines of Knowle Village. This property exudes a sense of contemporary elegance, boasting a sleek facade and stylish interiors throughout. Approaching the property, one is greeted by a large tarmac driveway, complemented by an integral single garage, providing ample parking space for residents and guests alike. The sleek exterior sets the tone for the refined aesthetic that awaits within. Stepping inside, the property unfolds to reveal an inviting entrance hallway that seamlessly flows into a spacious kitchen/living & dining area. Bathed in natural light thanks to its dual aspect design, this open-plan space which has access to a downstairs WC, is further enhanced with garden access - a perfect spot for al fresco dining or relaxing in the sunlit ambience. Venturing upstairs, residents will find two well-proportioned bedrooms that offer a comfortable retreat at the end of a long day. Both bedrooms are serviced by a modern shower room, exuding a sense of luxury and convenience. To the rear of the property lies a generously sized South facing landscaped garden, complete with a full-width patio, ideal for outdoor entertaining or simply enjoying a moment of tranquillity amidst the lush greenery.







Situated in the prestigious Arden Academy catchment area, this property offers not just a place to call home, but a coveted lifestyle within a highly sought-after locale. Whether enjoying the modern comforts within or exploring the surrounding amenities, this residence embodies a harmonious blend of sophistication and practicality. In summary, this two-bedroom semi-detached house in Knowle Village presents a rare opportunity to own a modernised property in a prime location. With its contemporary design, well-appointed interiors, and proximity to reputable schools, this residence is sure to appeal to those seeking a stylish living environment in a prestigious setting.

#### 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



- Modernised Two Bedroom One Bathroom Semi-Detached House Located Within Knowle Village
- Set Behind A Large Tarmac Driveway With A Single Integral Garage
- Large Kitchen/Living & Dining Area With Access To The Rear Garden
- Downstairs WC
- Two Well Proportioned Bedrooms Both Serviced By A Modern Shower Room
- To The Rear A Large South Facing Landscaped Garden With A Full Width Patio
- Located In The Prestigious Arden Academy Catchment Area

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **KITCHEN/LIVING & DINING AREA**

21' 10" x 21' 2" (6.65m x 6.45m)

#### **WC**

#### **INTEGRAL GARAGE**

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

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 4" x 8' 10" (3.15m x 2.69m)

#### **BEDROOM TWO**

10' 4" x 7' 11" (3.15m x 2.41m)

#### **SHOWER ROOM**

#### **TOTAL SQUARE FOOTAGE**

74.1 sq.m (798 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

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

#### **LANDSCAPED GARDEN WITH FULL WIDTH PATIO**





#### **ITEMS INCLUDED IN THE SALE**

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

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

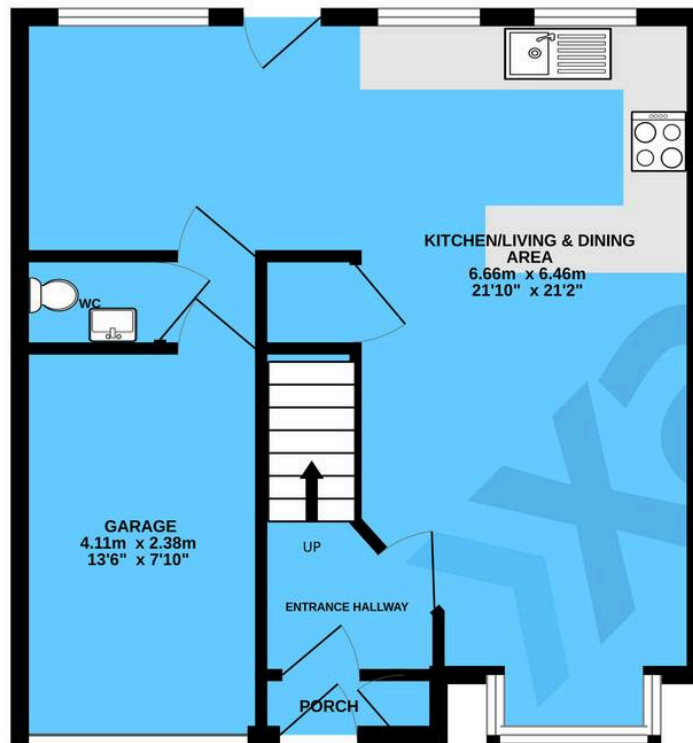
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



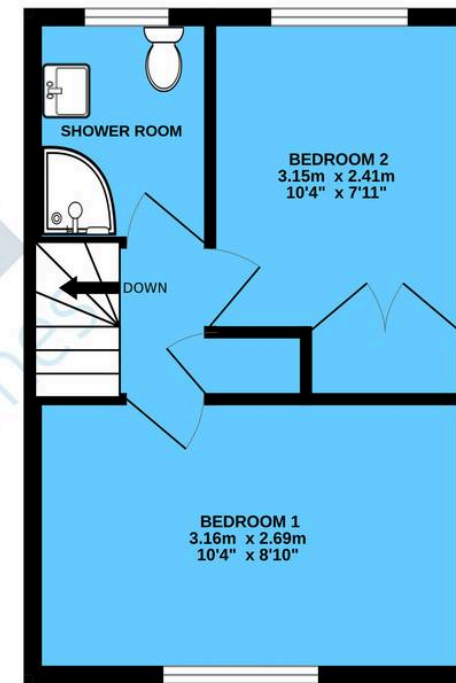




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 74.1 sq.m. (798 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

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