



Bridge Meadow Drive, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

Presenting a truly exceptional opportunity to acquire a meticulously extended and modernised four-bedroom, two-bathroom detached house nestled within the sought-after Knowle Village, this property promises the epitome of contemporary family living. Approaching the residence, a generous driveway welcomes guests with ample parking provisions, supplemented by the convenience of a single garage for additional storage or secure parking. Upon entering the property, the ground floor seamlessly unfolds, with all living spaces accessible via the entrance hallway. An elegantly proportioned reception room to the front sets the tone for gracious entertaining and every-day gatherings. To the rear, a modern open-plan kitchen/diner awaits, complete with French doors seamlessly connecting to the garden and complimented by a conveniently positioned utility room. Ascending the stairs, the first floor hosts four generously proportioned bedrooms, each offering comfortable space for relaxation. Serviced by two contemporary bathrooms, including an en-suite to the principal bedroom, every aspect of this home exudes sophistication and practicality.



Outside, the rear garden has been meticulously landscaped to provide a serene escape for outdoor enjoyment. Featuring a lush lawn bordered by a full-width patio, the garden offers a tranquil setting for recreation and al fresco dining. Positioned in the esteemed Arden Academy catchment area, this residence benefits from its prestigious location, offering access to exceptional educational opportunities and a vibrant community. In conclusion, this extended and modernised detached house in Knowle Village presents an unparalleled living experience, blending contemporary design with practical functionality, all within a highly regarded community setting. An exceptional property of this calibre is a rare find and promises an enviable lifestyle for the discerning buyer seeking a premium family home.

- Extended & Modernised Four Bedroom Two Bathroom Detached House Located In Knowle Village
- Set Behind A Large Driveway With Ample Parking & A Single Garage
- Accessed Via The Entrance Hallway With One Well Proportioned Reception Room To The Front
- To The Rear A Modern Open Plan Kitchen/Diner To The Rear With French Doors To The Garden & A Well Appointed Utility Room
- Upstairs Four Well Proportioned Bedrooms Serviced By Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Garden Which Is Mainly Laid With Lawn & Features A Full Width Patio Area
- Located 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

WC

LIVING ROOM

16' 5" x 10' 10" (5.00m x 3.30m)

KITCHEN/DINER

11' 4" x 10' 0" (3.45m x 3.05m)

FAMILY AREA

17' 3" x 12' 4" (5.26m x 3.76m)

UTILITY

7' 9" x 6' 5" (2.36m x 1.96m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 11' 10" (4.24m x 3.61m)

ENSUITE

BEDROOM TWO

12' 6" x 8' 0" (3.81m x 2.44m)

BEDROOM THREE

10' 2" x 7' 10" (3.10m x 2.39m)

BEDROOM FOUR

9' 3" x 7' 3" (2.82m x 2.21m)

BATHROOM

8' 0" x 5' 11" (2.44m x 1.80m)



OUTSIDE THE PROPERTY

GARAGE

12' 2" x 7' 10" (3.71m x 2.39m)

TOTAL SQUARE FOOTAGE

116.10 sq.m (1250 sq.ft) approx.

AMPLE DRIVEWAY PARKING

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge/freezer, Bosch dishwasher, all carpets, curtains and blinds, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded.

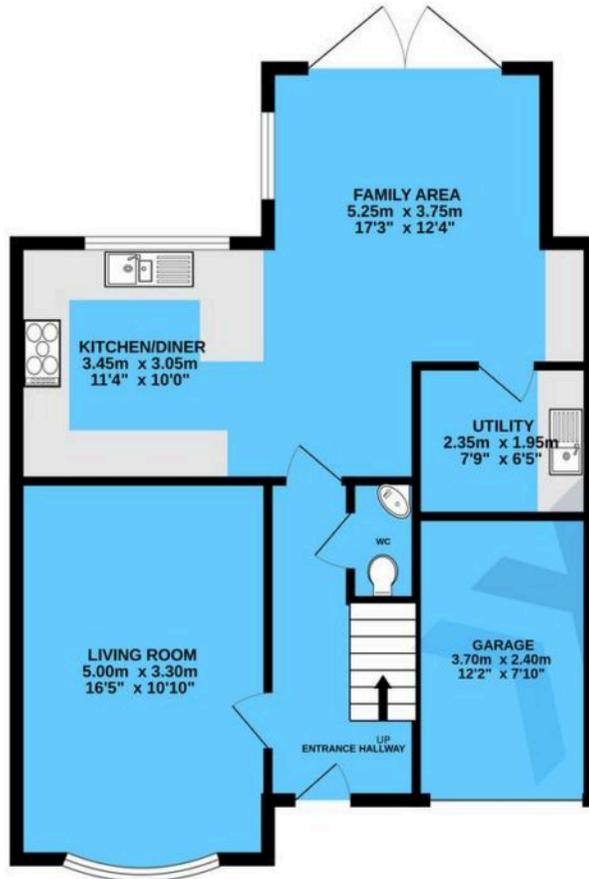


INFORMATION FOR POTENTIAL BUYERS

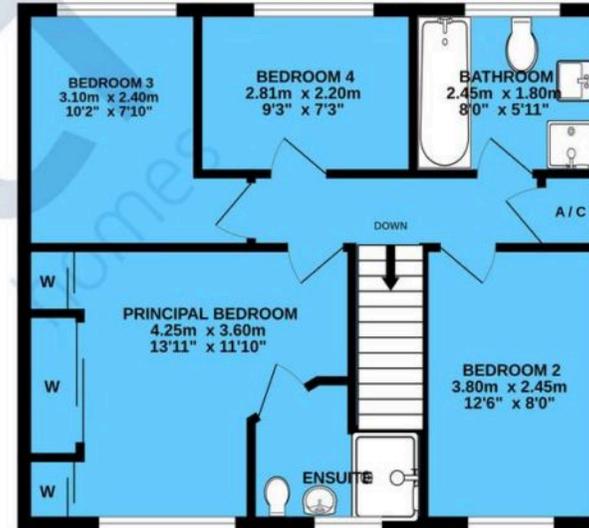
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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: 116.1 sq.m. (1250 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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