



Newton Road, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

Presenting a wonderful opportunity to acquire a traditional four-bedroom semi-detached property in a sought-after location. This home boasts unique charm and ample living space for a growing family, with the added benefit of no upward chain. This residence has been significantly extended and meticulously improved, offering a blend of character and modern amenities.

Upon entering, you are greeted by a spacious entrance hallway, complete with two reception rooms – a cosy living room to the front elevation with bay window, and a dining room to the rear with sliding patio doors. The ground floor has been thoughtfully extended to include a well-appointed breakfast kitchen and a convenient guest cloakroom for added comfort.

Ascending the stairs, you will find four generously sized bedrooms on the first floor, providing ample accommodation for the whole family. A family bathroom and a separate WC further enhance the functionality of this home.

Conveniently located within walking distance to Knowle Park, local schools, and the village amenities, this property offers both accessibility and serenity. Set back behind a paved driveway and a lawned foregarden, the facade exudes a warm and welcoming kerb appeal, complemented by a single garage for secure parking if required.





The outdoor space is equally inviting, with a landscaped westerly facing rear garden featuring a manicured lawn, a full-width patio for outdoor entertaining, and practical additions such as a storage shed and a greenhouse for the green-fingered enthusiast.

In summary, this meticulously maintained property offers a blend of traditional charm and modern comforts. Its convenient location, ample living space, and well-tended outdoor areas make it an ideal choice for those seeking a family home in a desirable area. Don't miss the opportunity to make this delightful property your own. Book your viewing today!

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





- No Upward Chain
- Traditional Four Bedroom Semi Detached Property Which Has Been Significantly Extended And Improved
- Beautifully Presented Throughout And Extended To Both Ground And First Floor
- Conveniently Located Within Walking Distance To Knowle Park, Village And Schools
- Set Behind A Paved Driveway And Lawned Foregarden With Single Garage
- Two Reception Rooms Including Living Room And Dining Room Off The Entrance Hallway With Extended Breakfast Kitchen To The Rear And Guest Cloakroom
- Four Bedrooms To The First Floor With Family Bathroom And Separate WC
- Landscaped Westerly Facing Rear Garden Mainly Laid With Lawn, Boasting A Full Width Patio, Useful Storage Shed And Greenhouse



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 0" x 12' 0" (3.95m x 3.65m)

DINING ROOM

12' 11" x 12' 0" (3.93m x 3.65m)

BREAKFAST KITCHEN

15' 11" x 8' 7" (4.84m x 2.62m)

PANTRY

WC

INTEGRAL GARAGE

16' 10" x 7' 10" (5.13m x 2.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 12' 0" (3.93m x 3.65m)

BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.65m)

BEDROOM THREE

15' 11" x 14' 5" (4.84m x 4.40m)

BEDROOM FOUR

11' 5" x 7' 8" (3.47m x 2.34m)

BATHROOM

8' 5" x 7' 10" (2.57m x 2.40m)

WC

TOTAL SQUARE FOOTAGE

118.1 sq.m (1271 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED WESTERLY FACING GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and greenhouse.

ADDITIONAL INFORMATION

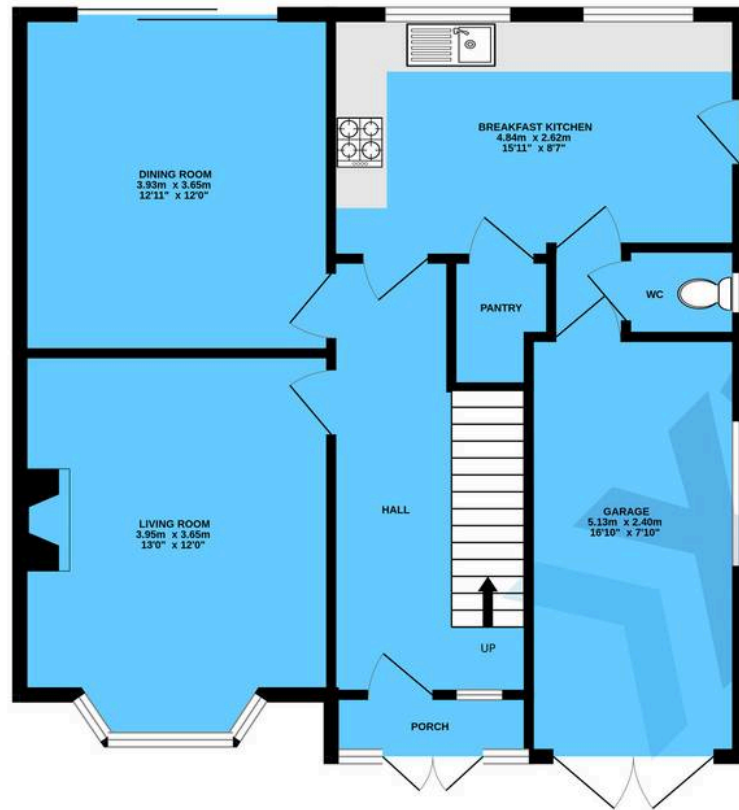
Services – direct mains water, sewers, electricity and gas.

INFORMATION FOR POTENTIAL BUYERS

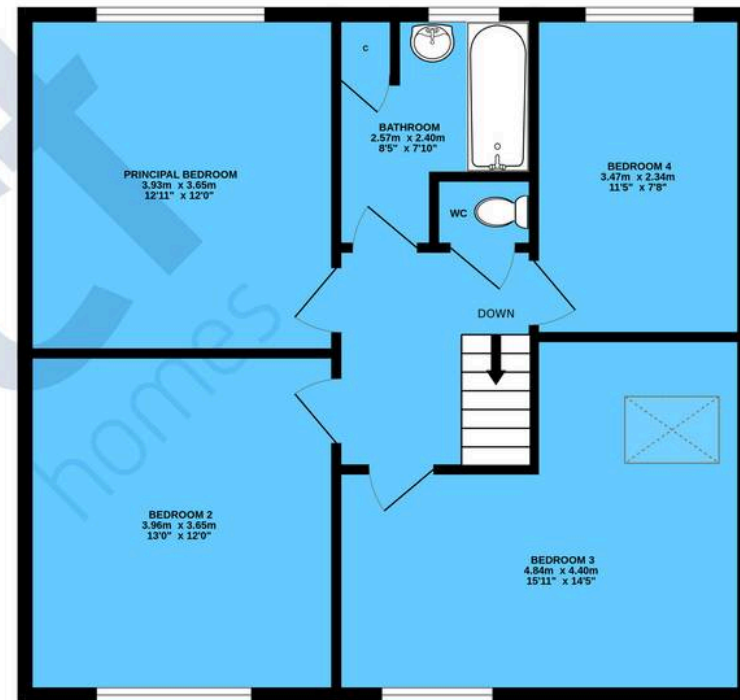
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 118.1 sq.m. (1271 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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