



Warwick Road, Knowle

Guide Price £675,000







## PROPERTY OVERVIEW

Boasting a harmonious blend of elegance and functionality, this impeccably presented and extended three double bedroom property offers an outstanding living experience in a coveted location. Nestled close to Knowle village, this traditional semi-detached home enjoys a prime location within easy strolling distance to Knowle High Street and all local schools.

Upon arrival, the property welcomes you with a block-paved driveway that provides ample parking space for multiple vehicles, setting the tone for the opulence within. Stepping inside, you are greeted by an inviting entrance hallway that leads to a spectacular open-plan kitchen, dining, and family room. This space is sure to impress with its underfloor heating, feature central island, bespoke kitchen, and log burner located within the dining / family area. For moments of relaxation, an additional living room/snug to the front elevation offers a cosy retreat.

Ascending to the first floor unveils three generously proportioned double bedrooms and three indulgent bathrooms, each exuding luxury and modern refinement. The principal bedroom is a sanctuary in itself, complete with a dressing area, fitted wardrobes, and a lavish ensuite shower room.



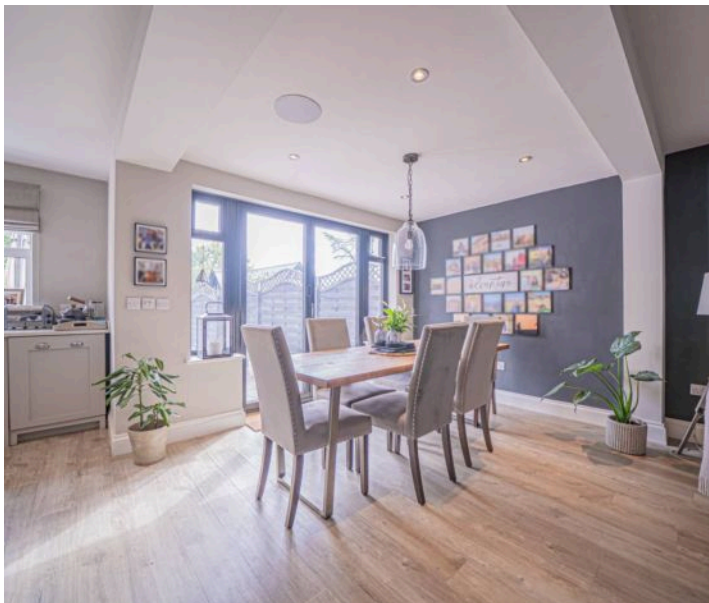




Beyond the interiors, the property reveals a landscaped and private rear garden, characterised by verdant lawns and a sweeping paved patio that beckons al fresco dining and outdoor leisure. Throughout this home, an exceptional level of craftsmanship and attention to detail shines through, establishing an ambience of sophistication and comfort that must be experienced firsthand to be truly appreciated.

In conclusion, this property epitomises refined suburban living, offering a lifestyle of unparalleled quality and convenience. Indulge in the modern luxuries and timeless charm of this residence, and seize the opportunity to make it your own. Viewing is highly recommended to fully grasp the exceptional living experience that awaits within these walls.

- Beautifully Presented And Extended Three Double Bedroom Property
- Traditional Semi Detached Property Located Within Easy Walking Distance To Knowle High Street And All Local Schools
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- Entrance Hallway With Guest Cloakroom Leading To A Stunning Open Plan Kitchen / Dining And Family Room With Underfloor Heating, Feature Central Island And Bespoke Kitchen
- Additional Living Room / Snug To The Front Elevation
- Three Double Bedrooms And Three Luxury Bathrooms To First Floor
- Principal Bedroom With Dressing Area, Fitted Wardrobes And Luxury Ensuite
- Landscaped And Private Rear Garden Mainly Laid With Lawn And Boasting A Full Width Paved Patio
- Outstanding Specification Throughout Which Must be Viewed To be Fully Appreciated







## 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



## **ENTRANCE HALLWAY**

## **WC**

## **KITCHEN / DINING / FAMILY ROOM**

23' 0" x 21' 4" (7.00m x 6.50m)

## **LIVING ROOM / SNUG**

11' 10" x 11' 6" (3.60m x 3.50m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

12' 2" x 11' 4" (3.70m x 3.45m)

## **DRESSING AREA**

## **ENSUITE**

6' 9" x 4' 0" (2.05m x 1.21m)

## **BEDROOM TWO**

11' 11" x 10' 10" (3.63m x 3.30m)

## **ENSUITE**

7' 5" x 6' 9" (2.25m x 2.05m)

## **BEDROOM THREE**

9' 10" x 8' 6" (3.00m x 2.60m)

## **SHOWER ROOM**

6' 11" x 3' 8" (2.10m x 1.12m)

## **TOTAL SQUARE FOOTAGE**

111.3 sq.m (1198 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **LANDSCAPED GARDEN**

## **PAVED PATIO**





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

Hotpoint dishwasher, all carpets, all light fittings, fitted wardrobes in one bedroom, underfloor heating and garden shed.

### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTC (fibre to the cabinet). Loft – boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

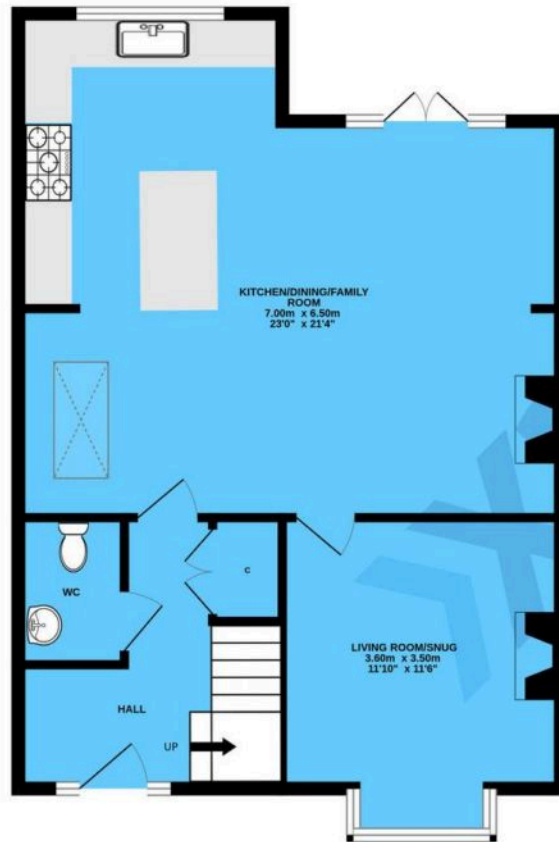
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



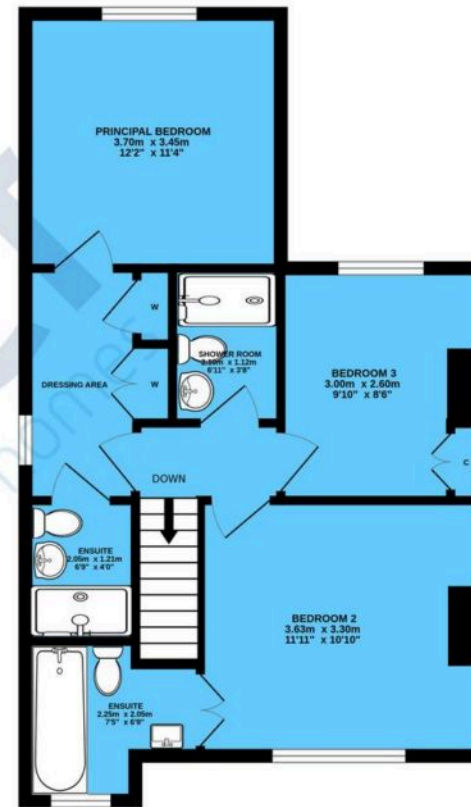




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 111.3 sq.m. (1198 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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