



## Abbots Close, Knowle

Guide Price £625,000







## PROPERTY OVERVIEW

Presenting an exceptional opportunity to own a significantly extended and modernised four-bedroom, two-bathroom detached house in the sought-after location of Knowle Village. This prestigious property is the epitome of contemporary living in a desirable neighbourhood.

Upon arrival, the property welcomes you with a front lawn and block-paved driveway leading to a full-size single garage for your convenience. Stepping inside, the entrance hallway guides you to a spacious dual-aspect lounge, perfect for entertaining or unwinding after a long day.

Venturing further, you'll discover a striking open-plan kitchen, diner, and family room at the rear of the property. Enhanced by bi-fold doors and skylights, this area is flooded with natural light. The kitchen boasts modern amenities and is complemented by a generously sized fully fitted utility room.

Ascending to the first floor, four well-proportioned bedrooms await you, served by two contemporary bathrooms, one of which is an en-suite to the principal bedroom for added luxury and comfort.

Outside, a landscaped garden with a full-width patio area provides a tranquil space for outdoor relaxation or al fresco dining. This property is situated within walking distance to Knowle Village, offering easy access to all the amenities Knowle has to offer.





Moreover, this residence falls within the prestigious Arden Academy catchment area, catering to families seeking a high standard of education for their children. As an added benefit, this property is offered to the market with the advantage of no upward chain, streamlining the buying process for potential homeowners.

In conclusion, this meticulously updated and thoughtfully designed property in Knowle Village presents an unparalleled opportunity to enjoy modern living in a prime location. Don't miss out on the chance to make this exceptional house your new home.

#### 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







- Significantly Extended & Modernised Four Bedroom Two Bathroom Detached House Located In Knowle Village
- The Property Is Approached Via A Front Lawn & Block Paved Driveway Which Is Supported By A Full Size Single Garage
- Downstairs, The Property Is Accessed Via The Entrance Hallway Which Leads To A Large Dual Aspect Lounge
- To The Rear Of The Property Is A Large Open Plan Kitchen, Diner & Family Room Which Benefits From Bi-Fold Doors & Sky Lights And Is Supported By A Large Fully Fitted Utility Room
- To The First Floor Are Four Well Proportioned Bedrooms Which Are 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 With A Full Width Patio Area
- Set Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Located In The Prestigious Arden Academy Catchment Area
- Offered To The Market With The Benefit Of No Upward Chain





## **ENTRANCE HALLWAY**

### **LOUNGE**

26' 1" x 11' 11" (7.95m x 3.63m)

### **KITCHEN / DINER / FAMILY ROOM**

20' 1" x 18' 6" (6.12m x 5.64m)

### **UTILITY ROOM**

12' 3" x 8' 0" (3.73m x 2.45m)

### **WC**

### **INTEGRAL GARAGE**

17' 2" x 8' 11" (5.23m x 2.71m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

17' 2" x 9' 2" (5.24m x 2.79m)

### **ENSUITE**

9' 1" x 6' 10" (2.77m x 2.09m)

### **BEDROOM TWO**

12' 3" x 10' 11" (3.73m x 3.32m)

### **BEDROOM THREE**

11' 6" x 10' 11" (3.50m x 3.33m)

### **BEDROOM FOUR**

8' 9" x 7' 2" (2.66m x 2.19m)

### **BATHROOM**

7' 4" x 7' 1" (2.24m x 2.17m)

### **TOTAL SQUARE FOOTAGE**

161.3 sq.m (1736 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**FULL WIDTH PATIO AREA**





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

Free-standing cooker, integrated oven, microwave, dishwasher, some blinds, all light fittings, fitted wardrobes in three bedrooms, underfloor heating and garden shed.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. 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.

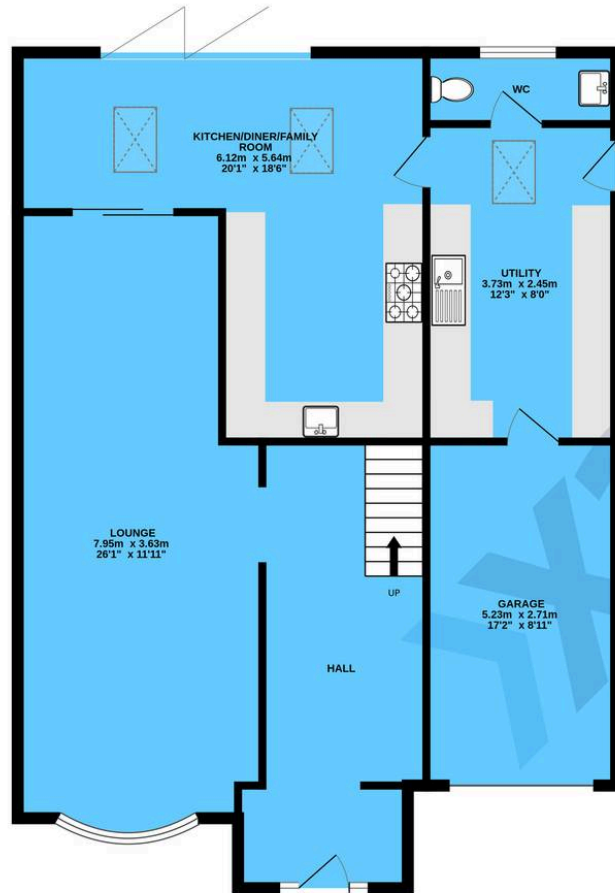
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



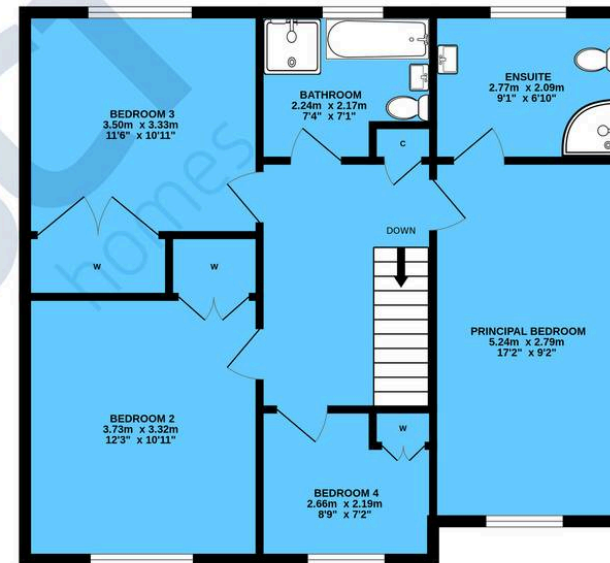




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 161.3 sq.m. (1736 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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