



Minster Close, Knowle

Guide Price £1,150,000





PROPERTY OVERVIEW

This exceptional four-bedroom detached property in the highly sought-after and peaceful road of Knowle is now available with no upward chain, presenting a unique opportunity for prospective homeowners.

Situated on a generous plot, this residence boasts gardens to the rear and side, along with a detached double garage, all underlining the potential for extension and improvement subject to necessary planning permissions. Upon arrival, residents and guests are greeted by an impressive tarmacadam driveway that offers abundant parking space for multiple vehicles.

Stepping inside, the ground floor features three inviting reception rooms, including a dual aspect living room, dining room and snug / study, accessed through the entrance hallway, accompanied by a guest cloakroom, a breakfast kitchen, and utility area.

Moving upstairs, the property affords four well-appointed bedrooms, with the principal bedroom boasting fitted wardrobes and an ensuite bathroom, while the remaining bedrooms are conveniently serviced by a family bathroom.

Outside, the landscaped garden captivates with its lush lawn and a full-width patio, providing an inviting setting for outdoor activities and entertaining. Notably, this property boasts outstanding potential for reconfiguration to create an exemplary family home.





In summary, this property epitomises comfort, style, and possibility. With its desirable location, excellent plot size, and impressive internal layout, it presents an unmissable opportunity for those seeking to customise and expand their living space within this sought-after neighbourhood. Book your viewing today and seize the chance to transform this property into the home of your dreams.

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: G

Tenure: Freehold





- No Upward Chain
- Four Bedroom Detached Property Located Within A Highly Sought After And Quiet Road Of Knowle
- Situated On An Excellent Plot With Gardens To Rear And Side And Detached Double Garage
- Significant Scope For Extension And Improvement (STPP)
- Set Behind A Tarmacadam Driveway Providing Ample Parking For Multiple Vehicles
- Three Receptions Rooms To Ground Floor All Accessed Via Entrance Hallway With Guest Cloakroom, Plus Breakfast Kitchen And Utility
- Four Excellent Bedrooms To First Floor, Principal Bedroom With Fitted Wardrobes And Ensuite
- Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped Garden Mainly Laid With Lawn And Full Width Patio
- Outstanding Potential To Create A Superb Family Home

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

25' 7" x 13' 1" (7.80m x 3.99m)

DINING ROOM

14' 7" x 13' 6" (4.45m x 4.11m)

SNUG/STUDY

13' 6" x 10' 8" (4.11m x 3.25m)

BREAKFAST KITCHEN

21' 9" x 13' 6" (6.63m x 4.11m)

UTILITY ROOM

8' 8" x 7' 8" (2.64m x 2.34m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 7" x 13' 1" (4.45m x 3.99m)

ENSUITE

11' 1" x 6' 7" (3.38m x 2.01m)

BEDROOM TWO

14' 7" x 13' 6" (4.45m x 4.11m)

BEDROOM THREE

13' 6" x 10' 8" (4.11m x 3.25m)

BEDROOM FOUR

13' 3" x 10' 7" (4.04m x 3.23m)

BATHROOM

11' 1" x 6' 7" (3.38m x 2.01m)

TOTAL SQUARE FOOTAGE

203.8 sq.m (2194 sq.ft) approx.

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Sold as seen - but please note furniture is NOT included.

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.

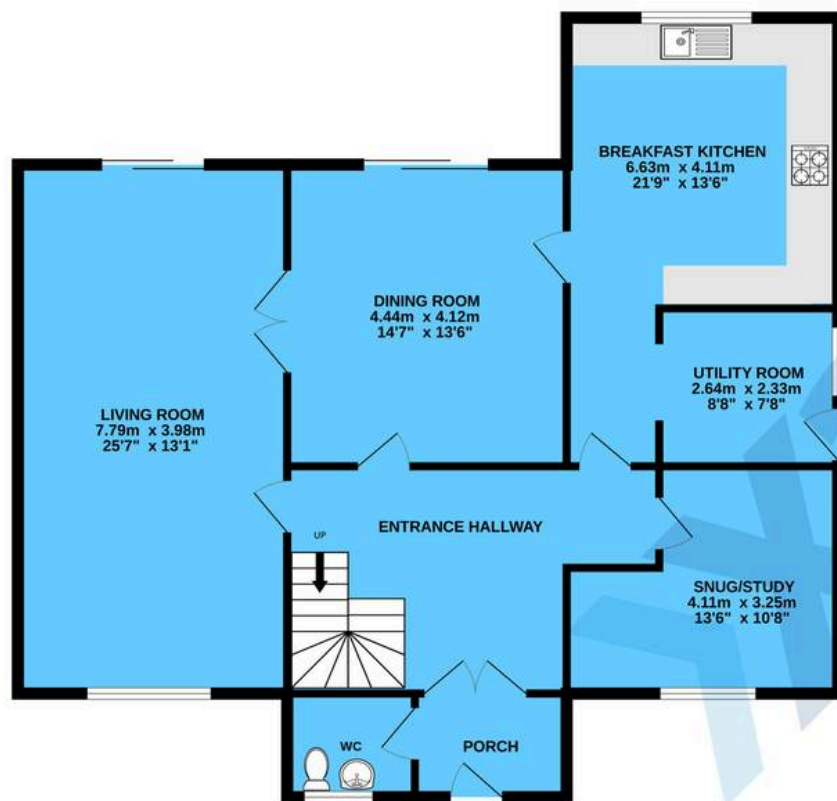
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

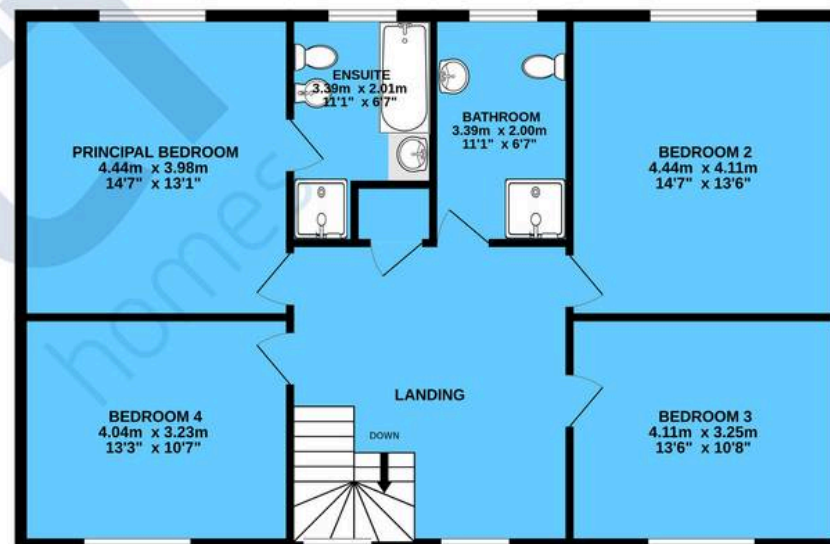




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 203.8 sq.m. (2194 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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