



Grove Road, Knowle

Guide Price £2,750,000





PROPERTY OVERVIEW

Nestled on a prestigious road in Knowle, this stunning five-bedroom period property captivates with its elegant charm. This residence has been tastefully and impeccably remodelled to create a harmonious balance between modern luxury and classic sophistication. Perfectly situated between Knowle and Dorridge, it offers convenient access to the amenities of both locations, and the nearby Dorridge Station is within a pleasant walking distance. Upon entering, you are welcomed by an impressive hallway that leads to five reception rooms, each uniquely designed to cater to different facets of daily living – a study, dining room, living room, garden room, and a spacious den. The heart of the home lies in the magnificent triple aspect open-plan kitchen, dining and family room, ideal for every-day living and entertaining. Off the kitchen is the den which also leads to a boot room and large utility. Upstairs, the property boasts five bedrooms, including a luxurious principal suite complete with a dressing room and ensuite, along with two additional bathrooms to ensure comfort and convenience for the entire family.





Additional features include a double garage with a loft store, providing ample storage space and electrical security gates. To the side of the kitchen/dining & family room is cobbled courtyard with access to a cellar. Embraced by a large sweeping stoned driveway offering parking for multiple vehicles, the property's exterior is equally as impressive. The private landscaped rear garden provides a serene retreat with uninterrupted views of picturesque fields, perfect for relaxing or hosting gatherings in the open air. Beyond the walls of this exquisite home lies a world of grace and comfort, inviting you to experience a lifestyle of refined elegance and modern convenience.

- Stunning Five Bedroom Period Property Set Upon A Prime Road Of Knowle
- Tastefully And Impeccably Remodelled
- Located Equidistant Between Knowle And Dorridge And Within Walking Distance To Dorridge Station
- Five Reception Rooms And A Magnificent Open Plan Kitchen / Dining And Family Room
- Five Bedrooms And Three Luxury Bathrooms, Principal Bedroom With Dressing Room And Ensuite
- Double Garage With Loft Store
- Set Behind A Large Sweeping Stoned Driveway With Parking For Multiple Vehicles
- Private Landscaped Rear Garden With Uninterrupted Views To Fields





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: H

Tenure: Freehold



PORCH

HALLWAY

DINING ROOM

21' 4" x 11' 10" (6.50m x 3.60m)

STUDY

11' 9" x 9' 11" (3.59m x 3.02m)

GARDEN ROOM

26' 8" x 8' 8" (8.14m x 2.64m)

LIVING ROOM

21' 10" x 15' 1" (6.66m x 4.61m)

KITCHEN/DINING & FAMILY ROOM

29' 1" x 24' 1" (8.86m x 7.34m)

LOBBY

WC

8' 0" x 4' 7" (2.43m x 1.39m)

DEN

16' 2" x 12' 10" (4.94m x 3.91m)

BOOT ROOM

12' 10" x 7' 11" (3.91m x 2.41m)

UTILITY ROOM

12' 8" x 8' 6" (3.87m x 2.59m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 14' 8" (4.55m x 4.48m)

ENSUITE

8' 7" x 8' 4" (2.62m x 2.55m)

DRESSING ROOM

8' 4" x 8' 2" (2.53m x 2.50m)

BEDROOM TWO

15' 0" x 13' 3" (4.57m x 4.04m)

BEDROOM THREE

11' 9" x 11' 8" (3.58m x 3.56m)

BEDROOM FOUR

12' 2" x 11' 11" (3.72m x 3.64m)

BATHROOM ONE

11' 0" x 6' 2" (3.35m x 1.89m)

BEDROOM FIVE

12' 0" x 10' 2" (3.67m x 3.09m)

BATHROOM TWO

11' 2" x 7' 10" (3.41m x 2.40m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 6" x 16' 6" (5.64m x 5.02m)

STORE

LOFT/STORE

28' 6" x 11' 6" (8.69m x 3.50m)

TOTAL SQUARE FOOTAGE

432.0 sq.m (4650 sq.ft) approx.

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing AGA, Neff integrated oven, Neff integrated hob, Neff extractor, Fisher & Paykel fridge/freezer, Miele dishwasher, Homemade garden shed, all carpets and blinds, some light fittings and fitted wardrobes in one bedroom.

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.





OUTBUILDING



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 432.0 sq.m. (4650 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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