



# Stripes Hill Farm Warwick Road

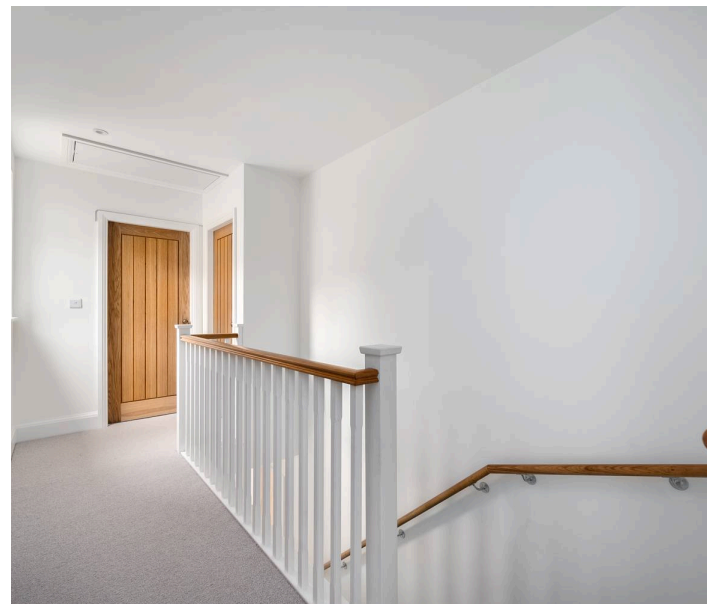
Guide Price £695,000





## PROPERTY OVERVIEW

Stripes Hill Farms is an exclusive development of five new family homes. Comprising of a mixture of New Build and conversions to create a truly unique "Barn Style theme", with high specifications, finishes and attractive characterful designs. Making this one of the most exciting developments in the area for some time. Access to the property location is via a long gravel driveway. Access rights are permitted under a step in agreement for maintenance of the access. Magnolia House is a truly impressive new build family home. Offering three good sized bedrooms, with three bathrooms and a downstairs WC. Together with an attractive open plan kitchen/dining area and a generous living room. The property also boasts additional 2 car parking allocation and landscaped gardens. The property briefly comprises of: entrance hallway, guest cloakroom/WC, living room, open plan kitchen/diner/family area (designed by Tom Howley) with a range master pro induction oven, integral fridge freezer, dishwasher and granite surfaces. The first floor consists of three bedrooms with the master and second bedroom having luxury en-suites. The third bedroom has a Jack and Jill access to the family bathroom with a full range bath. The outside of the property benefits from a mainly to lawn with a stone laid patio and an electric "Up and Over door" and fob.





The site lies in an extremely sustainable location, with access to bus-routes/stops and good local schools, medical facilities and a range of shops, services and employment opportunities.

#### 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





- Spacious New Build
- Close Proximity To Knowle High Street
- Private Driveway to Access The Development
- Rural Village Location
- Stunning Open Plan Kitchen/Diner/Family Room
- Three Bedrooms/Three Bathrooms
- Residential Air Source Heat System
- Open Country Side Views
- Garage And Garden

#### **ENTRANCE HALL**

#### **WC**

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

10' 2" x 23' 2" (3.10m x 7.05m)

#### **LIVING ROOM**

14' 9" x 14' 1" (4.50m x 4.30m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 5" x 14' 1" (4.40m x 4.30m)

#### **ENSUITE**

6' 5" x 6' 7" (1.95m x 2.00m)

#### **BEDROOM TWO**

13' 7" x 9' 4" (4.15m x 2.85m)

#### **ENSUITE**

7' 7" x 5' 3" (2.30m x 1.60m)

#### **BEDROOM THREE**

14' 3" x 8' 8" (4.35m x 2.65m)

#### **BATHROOM**

6' 5" x 6' 7" (1.95m x 2.00m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

19' 6" x 9' 6" (5.94m x 2.90m)

**TOTAL SQUARE FOOTAGE**

131.9 sq.m (1420 sq.ft) approx.

**GARDEN**

South facing

**ITEMS INCLUDED IN THE SALE**

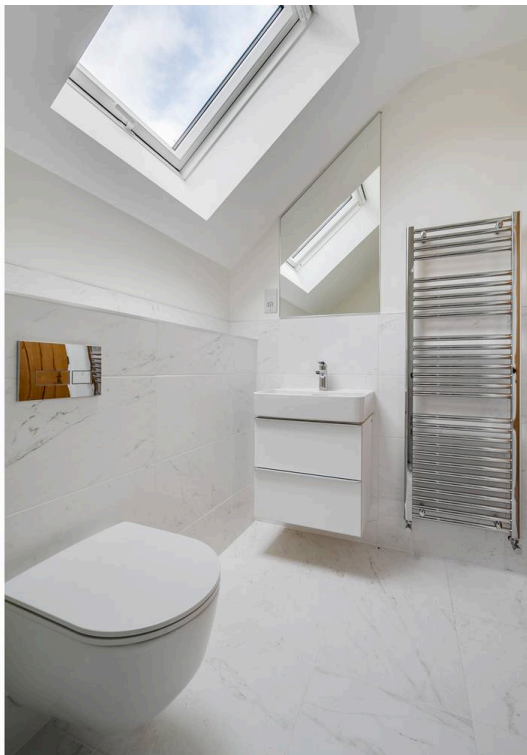
Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, underfloor heating, electric garage door and all carpets, blinds and light fittings.

**ADDITIONAL INFORMATION**

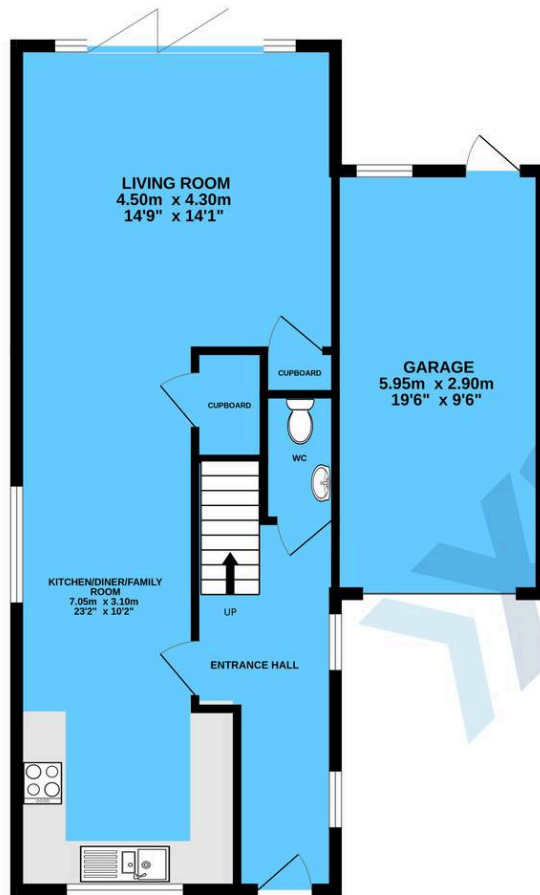
Services - water on a meter, mains electricity and domestic/small sewage treatment plants. Broadband - ADSL copper wire.

**INFORMATION FOR POTENTIAL BUYERS**

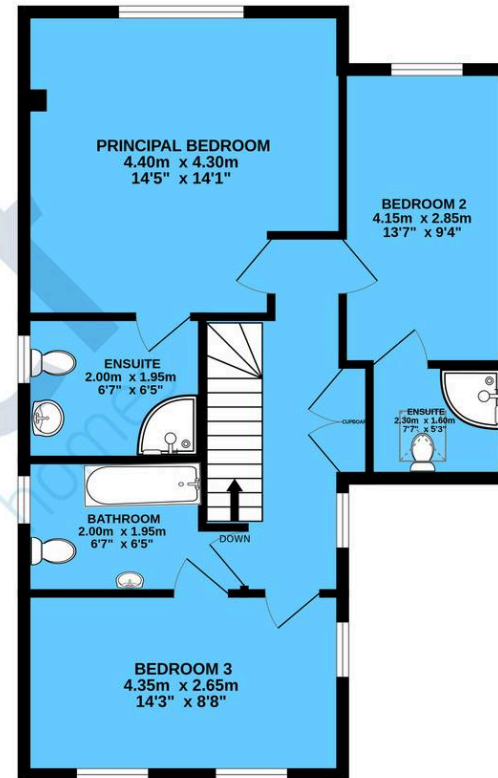
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 131.9 sq.m. (1420 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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