



Alveston Grove, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

This beautifully presented and extended four-bedroom detached property is a true gem within the sought-after location of Knowle Village. As you approach, the home is set back within a quiet cul-de-sac behind a large block-paved driveway, providing ample parking space and leading to a garage/store for added convenience. Upon entering the property, you are greeted by a spacious entrance hallway that leads to a downstairs shower room and all the ground floor accommodation which includes a large utility providing outstanding additional storage. The heart of the home lies in the open-plan and extended breakfast kitchen, seating area and dining room which offers views to the rear garden, creating a light and airy space perfect for entertaining. Additionally, there is a separate living room providing a cosy retreat. Heading upstairs, you will find four excellent bedrooms, each offering comfort and style. The modern family bathroom caters to the needs of the household with its contemporary design and fixtures. One of the standout features of this property is the fantastic south-easterly facing landscaped rear garden. Boasting a full-width patio, the garden is mainly laid with lawn and features formal borders, providing a picturesque setting for outdoor enjoyment and relaxation.





This immaculate family home is ideally situated within walking distance to Knowle Village and all local schools, making it a convenient choice for families. The property has been meticulously maintained and is in pristine condition throughout. In conclusion, viewing this property is essential to truly appreciate its charm and inviting ambience. Do not miss the opportunity to make this well-maintained residence your own and enjoy a lifestyle of comfort and style.

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





- Beautifully Presented And Extended Four Bedroom Detached Property
- Set Back Behind A Large Block Paved Driveway Providing Ample Parking And Leading To A Garage / Store
- Situated Within Walking Distance To Knowle Village And All Local Schools
- Large Entrance Hallway Leading To Downstairs Shower Room, Large Utility And All Ground Floor Accommodation
- Open Plan And Extended Breakfast Kitchen, Seating Area & Dining Room With Views To Rear Garden Plus Separate Living Room
- Four Excellent Bedrooms To First Floor With Modern Family Bathroom
- Fantastic South Easterly Facing Landscaped Rear Garden With Full Width Patio, Mainly Laid With Lawn And Formal Borders
- Viewing Essential To Appreciate This Well Maintained And Immaculate Family Home

ENTRANCE HALLWAY

SHOWER ROOM

LIVING ROOM

15' 7" x 14' 10" (4.75m x 4.52m)

BREAKFAST KITCHEN

12' 1" x 8' 2" (3.68m x 2.49m)

SEATING AREA

10' 0" x 8' 2" (3.05m x 2.49m)

DINING ROOM

9' 10" x 9' 1" (3.00m x 2.77m)

UTILITY ROOM

11' 11" x 7' 10" (3.63m x 2.39m)



FIRST FLOOR

BEDROOM ONE

12' 4" x 12' 1" (3.76m x 3.68m)

BEDROOM TWO

12' 1" x 8' 6" (3.68m x 2.59m)

BEDROOM THREE

11' 2" x 8' 2" (3.40m x 2.49m)

BEDROOM FOUR

10' 7" x 8' 0" (3.23m x 2.44m)

BATHROOM

8' 0" x 7' 5" (2.44m x 2.26m)

OUTSIDE THE PROPERTY

GARAGE/STORE

10' 2" x 7' 10" (3.10m x 2.39m)

TOTAL SQUARE FOOTAGE

129.3 sq.m (1392 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Elica extractor, AEG integrated fridge, Bosch dishwasher, garden shed (new September 2024), garden watering system, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). 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.

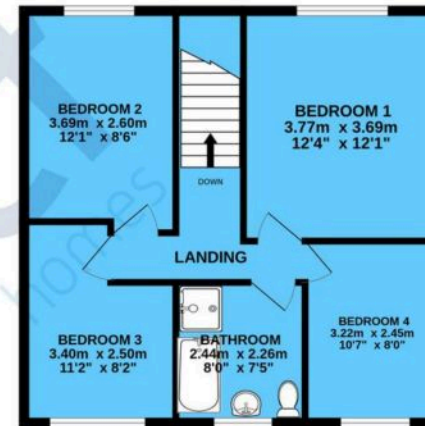
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 129.3 sq.m. (1392 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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