



## Tilehouse Green Lane, Knowle

Guide Price £625,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Presenting this stunning four bedroom, three bathroom mid-terrace house nestled within the sought-after Knowle Village. Upon arrival, the property greets you with a front garden. Beyond the façade lies a private secure gated parking area, in addition to a convenient garage situated at the rear of the property. Stepping through the entrance hallway, you are welcomed into the heart of the home. The living spaces are thoughtfully designed, beginning with a fully fitted and beautifully presented breakfast kitchen towards the front. As you journey further into the property, you will discover a spacious lounge area adorned with French doors that open up to the well-appointed garden, offering a seamless indoor-outdoor living experience. Ascending to the first floor, three generously proportioned bedrooms await, each serviced by two bathrooms, one of which boasts an en-suite for added convenience. Ascend once more to the second floor, where the principal suite commands attention with its fitted wardrobes and luxurious en-suite bathroom, providing a sanctuary for rest and relaxation. Outside, a meticulously landscaped garden at the rear of the property provides a tranquil setting ideal for both relaxation and entertaining, offering a private escape from the hustle and bustle of daily life.



Embraced by the esteemed Arden Academy catchment area, this property not only offers a remarkable living experience but also presents an opportunity to be part of a prestigious educational community. With its impeccable design, unrivalled location, and abundance of living space, this property offers a lifestyle of sophistication and comfort. Experience the epitome of modern living in this exquisite home within Knowle Village's prestigious setting. Schedule your viewing today and unlock the door to unparalleled living.

#### 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: F

Tenure: Freehold



- Four Bedroom Three Bathroom, Mid Terrace House Located Within Knowle Village
- Set Behind A Front Garden With Private Secure Gated Parking & Garage To The Rear
- Fully Fitted Well Presented Breakfast Kitchen To The Front & A Large Lounge With French Doors To The Garden To The Rear
- To The First Floor Are Three Good Size Bedrooms Which Are Serviced By Two Bathrooms One Of Which Is En-Suite
- Located On The Second Floor Is The Principal Suite Which Boasts Fitted Wardrobes & A En-Suite Bathroom
- To The Rear Of The Property Is A Well Present Landscaped Garden
- Set Within The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LOUNGE**

18' 2" x 16' 10" (5.54m x 5.13m)

#### **BREAKFAST KITCHEN**

17' 0" x 11' 2" (5.18m x 3.40m)

#### **FIRST FLOOR**

#### **BEDROOM TWO**

14' 2" x 11' 4" (4.32m x 3.45m)

#### **ENSUITE**

#### **BEDROOM THREE**

15' 6" x 9' 8" (4.72m x 2.95m)

#### **BEDROOM FOUR**

12' 3" x 8' 2" (3.73m x 2.49m)

#### **BATHROOM**



## SECOND FLOOR

### PRINCIPAL SUITE

24' 7" x 13' 7" (7.49m x 4.14m)

### ENSUITE

### TOTAL SQUARE FOOTAGE

152.4 sq.m (1640 sq.ft) approx.

### OUTSIDE THE PROPERTY

### SECURE ALLOCATED GATED PARKING

### GARAGE

### METICULOUSLY LANDSCAPED GARDEN

### ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, Neff microwave, Neff dishwasher, Hoover washing machine, electric garage door, all carpets, blinds and light fittings, some curtains and fitted wardrobes in three bedrooms.

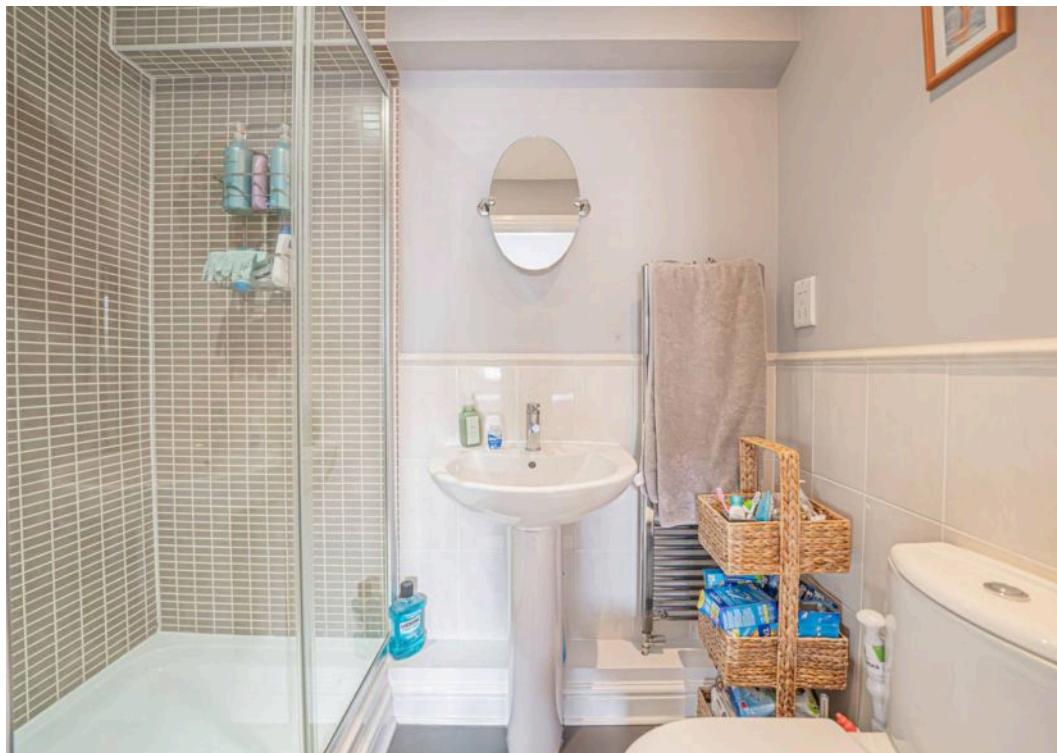
### ADDITIONAL INFORMATION

Services - water on a meter mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

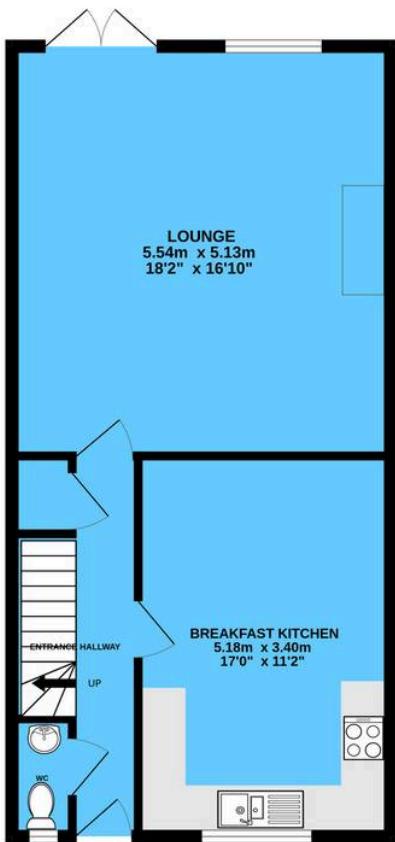


#### INFORMATION FOR POTENTIAL BUYERS

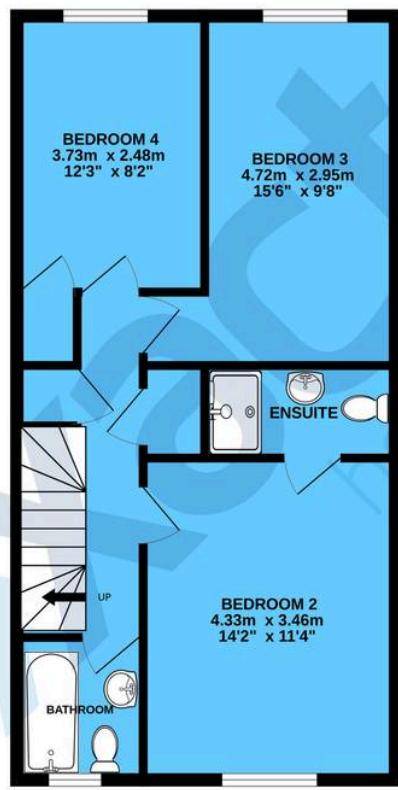
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



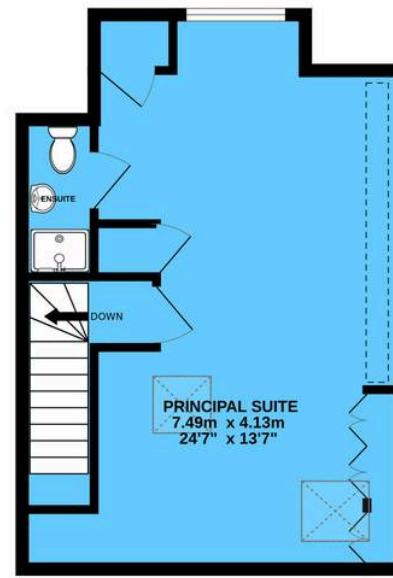
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 152.4 sq.m. (1640 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**

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