



Godwin Lane, Knowle

Guide Price £575,000

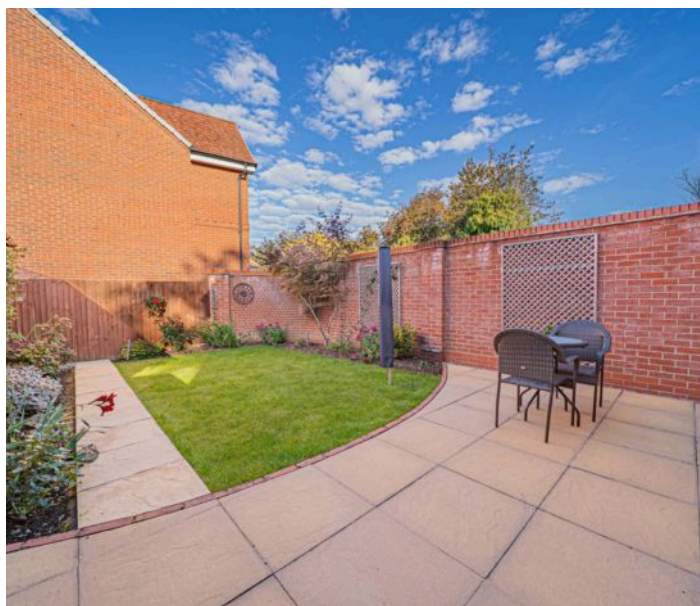




PROPERTY OVERVIEW

Introducing an absolutely immaculate three-bedroom detached property, which overlooks the cricket ground and open area on Bower Square, and has been extensively updated and improved to a superb standard by the present owner. Improvements include new Worcester Bosch combination boiler (fitted with a Hive thermostat in May 2024) and radiators, new window shutters and blinds, totally refurbished kitchen/diner (tiled, decorated and all new appliances in January 2025) and a totally refurbished ensuite (completed August 2025) and complete redecoration throughout. This charming residence is situated on a corner plot and boasts a prime location within walking distance to Knowle Village and all local schools. Upon arrival, you are greeted by a tarmac driveway and a detached garage providing ample parking space. The entrance hallway sets the tone for the rest of the property, leading you into a spacious living room and a dual-aspect newly fitted kitchen/diner that features French doors opening to the rear garden. The entrance hallway also leads to a guest cloakroom. The principal bedroom is a sanctuary in itself, offering a luxury totally refurbished ensuite bathroom for added convenience and comfort. The remaining two bedrooms are serviced by a well-appointed family bathroom, completing the sleeping quarters of this delightful home.





Outside, the manicured garden is a sight to behold, predominantly laid with a lush lawn and complemented by formal borders and a patio area, perfect for alfresco dining or enjoying the pleasant surroundings. In order to fully appreciate the presentation and attention to detail of this detached property, internal viewing is essential. Don't miss out on the opportunity to own this remarkable home that combines modern amenities with a warm and inviting atmosphere. Contact us today to arrange a viewing and discover the countless features and benefits that make this property a standout choice for discerning buyers seeking a comfortable and stylish living space.

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



- Absolutely Immaculate Three Bedroom Detached Property
- Extensively Updated And Improved By The Present Owner To A Superb Standard
- Situated On A Corner Plot And Within Walking Distance To Knowle Village And All Local Schools
- Benefitting From A Tarmacadam Driveway And Detached Garage
- Entrance Hallway Leading To A Living Room And A Dual Aspect Newly Fitted Kitchen / Diner With French Doors To the Rear Garden
- Principal Bedroom With Totally Refurbished Luxury Ensuite
- Two Remaining Bedrooms Serviced Via Family Bathroom
- Manicured Garden Mainly Laid With Lawn With Formal Borders And Patio Area
- Internal Viewing Essential To Fully Appreciate The Presentation Of This Detached Property

ENTRANCE HALLWAY

With fitted storage under the stairs.

WC

5' 2" x 2' 4" (1.57m x 0.71m)

LIVING ROOM

18' 6" x 10' 1" (5.64m x 3.07m)

KITCHEN/DINER

18' 5" x 9' 0" (5.61m x 2.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 10' 4" (3.86m x 3.15m)

ENSUITE

6' 2" x 5' 6" (1.88m x 1.68m)

BEDROOM TWO

9' 2" x 8' 8" (2.79m x 2.64m)

**BEDROOM THREE**

9' 2" x 7' 3" (2.79m x 2.21m)

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

OUTSIDE THE PROPERTY**DETACHED GARAGE**

15' 5" x 8' 1" (4.70m x 2.46m)

TOTAL SQUARE FOOTAGE

102.6 sq.m (1104 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**MANICURED GARDEN WITH PATIO AREA****ITEMS INCLUDED IN THE SALE**

Caple extractor, Bosch washing machine, Earlswood garden shed, Worcester garages electric garage door, all carpets and blinds/shutters 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 - part boarded with ladder and lighting. Service charge - £398 pa (approx.) - for the maintenance of the grounds on the estate.



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.

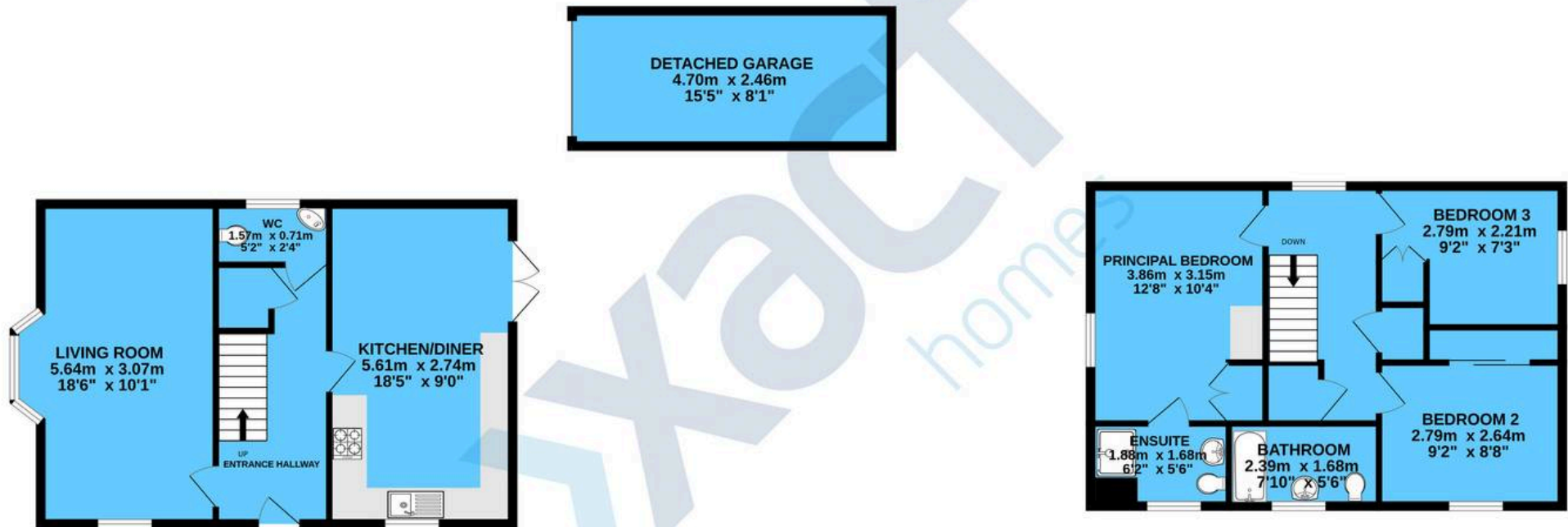
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 102.6 sq.m. (1104 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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