



Bridge Meadow Drive, Knowle

Guide Price £825,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and affording a beautiful south facing aspect is this completely updated and immaculate four double bedroom detached property which benefits from being located within the catchment area for Arden Academy. Set behind a large block paved driveway which leads to a double garage, the property has been updated by its present owners and provides a superb family home. The property is accessed via an entrance porch with an imposing entrance hallway providing access to all ground floor accommodation as well as a guest cloakroom. The ground floor accommodation includes a dual aspect living room with feature fireplace and French doors opening into the conservatory, magnificent L Shaped kitchen / dining and family room with bi-fold doors to the rear garden, and is fitted with a range of base wall and drawer units and space for free standing furniture. The kitchen also leads into a large utility which in turn provides a courtesy door into the double garage. To the first floor are four double bedrooms with the principal bedroom affording a modern luxury ensuite and the remaining bedrooms serviced via the updated luxury family bathroom.





Outside, this stunning family home benefits from a beautifully landscaped and private south facing rear garden which is mainly laid with lawn, formal borders shrubs and trees and a full width paved patio area with a useful storage shed to the rear boundary. Arrange your private viewing by contacting Xact Homes on 01564 777284.

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





- Absolutely Stunning
- Four Double Bedroom Detached
- Comprehensively Updated & Improved
- Open Plan Kitchen/Dining & Family Room
- Living Room
- Principal Bedroom With Ensuite
- Double Garage
- South Facing Rear Garden

PORCH

HALL

WC

LIVING ROOM

20' 6" x 11' 10" (6.25m x 3.60m)

CONSERVATORY

17' 5" x 9' 10" (5.30m x 3.00m)

KITCHEN/DINING & FAMILY ROOM

22' 0" x 20' 8" (6.70m x 6.30m)

UTILITY

9' 2" x 7' 7" (2.80m x 2.30m)

INTEGRAL DOUBLE GARAGE

18' 1" x 15' 5" (5.50m x 4.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 9' 10" (4.15m x 3.00m)

ENSUITE

8' 4" x 5' 9" (2.55m x 1.75m)

**BEDROOM TWO**

13' 1" x 11' 10" (4.00m x 3.60m)

BEDROOM THREE

11' 6" x 7' 5" (3.50m x 2.25m)

BEDROOM FOUR

9' 6" x 7' 5" (2.90m x 2.25m)

BATHROOM

8' 4" x 7' 1" (2.55m x 2.15m)

TOTAL SQUARE FOOTAGE

193.5 sq.m (2083 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PAVED PATIO****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Hisense 2025 dishwasher, underfloor heating, garden shed, greenhouse, electric garage door, all carpets and blinds, some light fittings, car charging point (fitted 2025) and fitted wardrobes in two bedrooms.

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

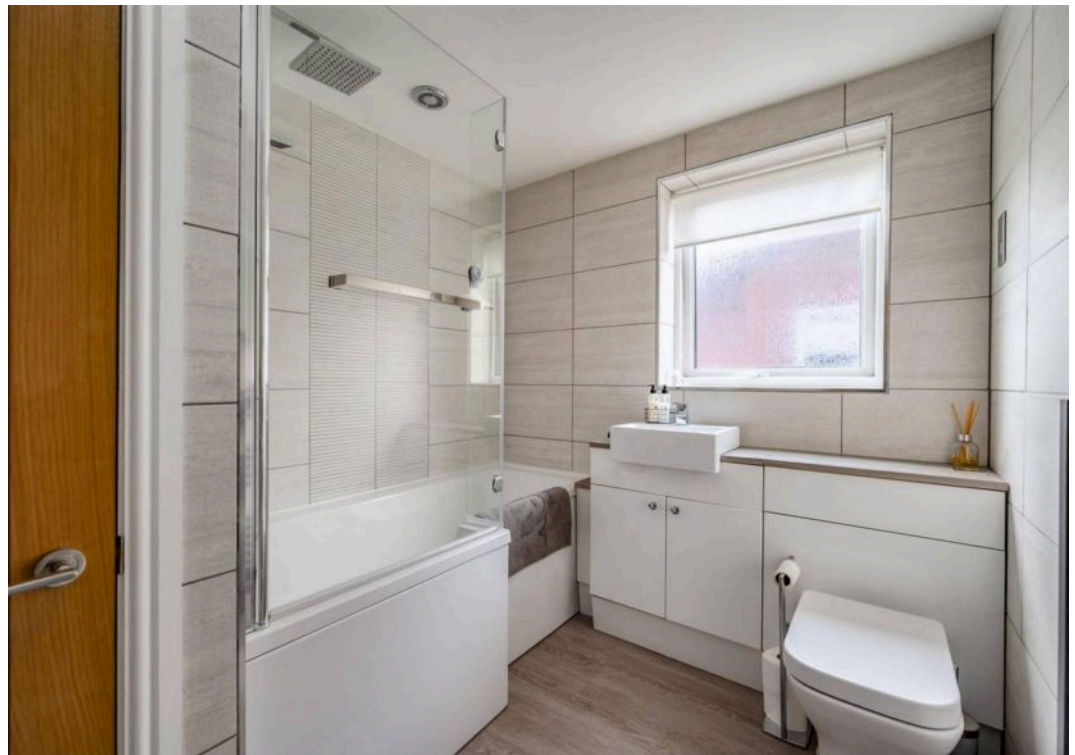
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

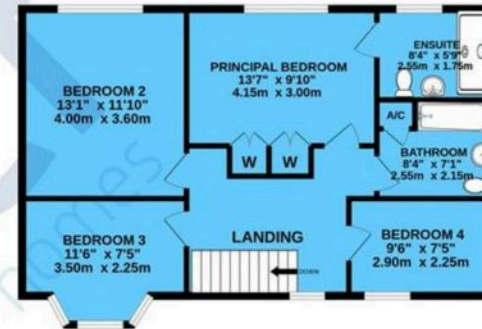




GROUND FLOOR
1369 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) 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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