



Tilehouse Green Lane, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

Presenting a meticulously extended and modernised four-bedroom traditional semi-detached house in the charming village of Knowle. This exquisite property boasts an impressive entrance via a tarmac and gravel driveway that effortlessly accommodates multiple vehicles.

Upon entry, you are greeted by an expansive hallway leading to a charming reception room at the front and a spacious open-plan kitchen diner at the rear.

The kitchen is complemented by a convenient utility room equipped with ample storage facilities, further enhanced by the added convenience of a downstairs WC.

Ascending to the first floor reveals four generously-proportioned bedrooms, three of which are double bedrooms, all serviced by a contemporary family bathroom.

Moving to the rear of the property, you are met with a sizeable east-facing garden that includes a full-width patio, perfect for outdoor relaxation and entertainment.

Situated within the esteemed Arden Academy catchment area, this residence offers a premium educational setting for discerning families.





Positioned within the heart of Knowle, residents enjoy easy access to the vibrant village centre, offering a range of amenities and local attractions. Furthermore, the proximity to Dorridge Train Station facilitates seamless connectivity for commuters and explorers alike.

In summary, this exceptional property offers a harmonious blend of modern comforts and traditional charm in a sought-after location. Enquire now to secure your viewing of this stunning property and discover the epitome of sophisticated village 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: D

Tenure: Freehold





- Extended & Modernised Four Bedroom Traditional Semi-Detached House Located In The Village Of Knowle
- Set Behind A Tarmac & Gravel Driveway Providing Ample Parking For Multiple Vehicles
- The Property Is Accessed Via The Entrance Hallway Which Leads To A Well Proportioned Reception Room To The Front Of The Property & A Large Open Plan Kitchen Diner To The Rear Of The Property
- The Kitchen Is Supported By A Separate Utility Room With Ample Storage & The Property Also Benefits From A Downstairs WC
- To The First Floor Are Four Well Proportioned Bedrooms, Three Of Which Are Double Bedrooms & All Of Which Are Served By The Modern Family Bathroom
- At The Rear Of The Property Is A Large East Facing Garden Which Features A Full Width Patio
- Set Within The Prestigious Arden Academy Catchment Area
- Set Within The Village Of Knowle, Walking Distance To Knowle Village & Dorridge Train Station



ENTRANCE HALLWAY

RECEPTION ROOM

14' 0" x 11' 5" (4.26m x 3.47m)

KITCHEN / DINER

17' 5" x 17' 0" (5.31m x 5.17m)

UTILITY ROOM

14' 5" x 6' 5" (4.40m x 1.95m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 10' 5" (3.46m x 3.17m)

BEDROOM TWO

11' 2" x 10' 2" (3.41m x 3.11m)

BEDROOM THREE

18' 6" x 6' 9" (5.64m x 2.05m)

BEDROOM FOUR

7' 3" x 7' 2" (2.22m x 2.18m)

BATHROOM

7' 4" x 5' 4" (2.23m x 1.62m)

TOTAL SQUARE FOOTAGE

119.0 sq.m (1282 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EASTERLY FACING GARDEN

FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, dishwasher, washer/dryer, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Loft – 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.

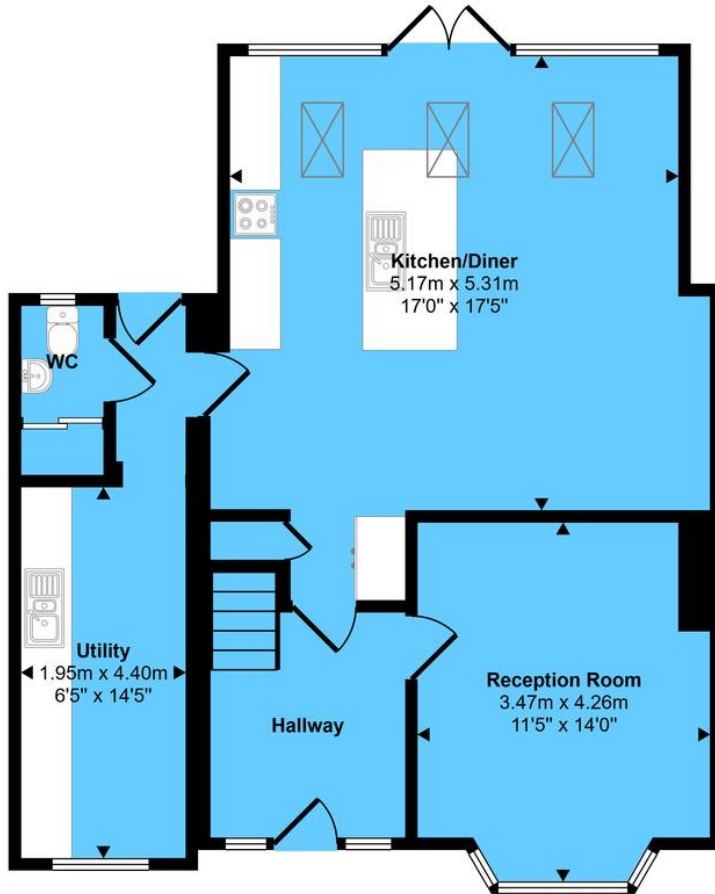
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

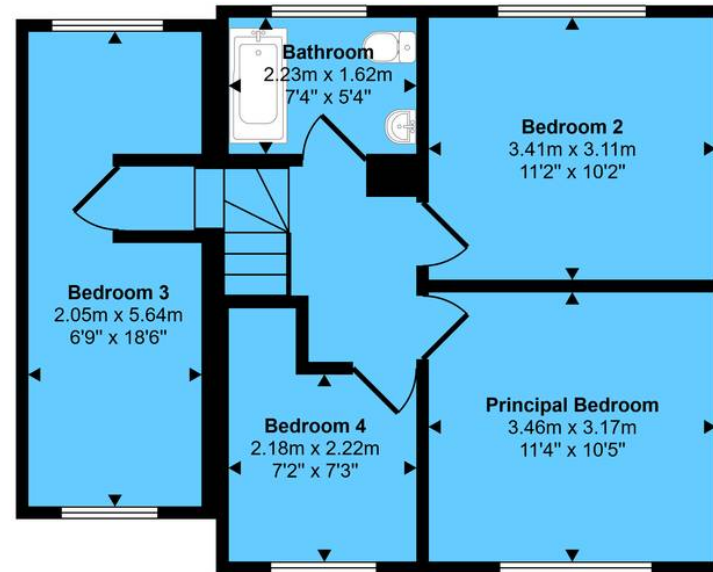
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor
Approx 68 sq m / 737 sq ft



First Floor
Approx 51 sq m / 545 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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