



Tilehouse Green Lane, Knowle

Guide Price £350,000





PROPERTY OVERVIEW

Introducing this outstanding two double bedroom coach house, thoughtfully designed and meticulously presented, offered to the market with the benefit of no upward chain. Nestled behind a private gated entrance for enhanced privacy, this residence boasts a garage and a serene private rear garden, perfect for unwinding after a long day.

Upon entering, you are greeted by an inviting entrance hallway that leads seamlessly into the garage and a convenient downstairs utility area. The heart of the home awaits with a large open-plan kitchen, dining and living area where you can entertain guests or simply relax in style.

The sleeping quarters comprise a spacious principal bedroom complete with an ensuite shower room and fitted wardrobes, providing ample storage space. A further second bedroom offers versatility for guests or family members, while a separate bathroom ensures practicality and ease of living.

Situated within a tranquil courtyard setting, this residence comes complete with allocated parking space as well as the added benefit of a garage for secure storage or parking.





This property presents a unique opportunity to acquire a stylish and well-appointed home in a sought-after location. Perfectly blending modern comforts with functional design, this coach house is sure to impress even the most discerning buyer.

Seamlessly combining comfort, style, and practicality, this property epitomises modern living at its finest. Don't miss your chance to make this striking coach house your own and enjoy a lifestyle of luxury and convenience.

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: C

Tenure: Freehold





- Offered To the Market With The Benefit Of No Upward Chain
- Two Double Bedroom Coach House Set Behind A Private Gated Entrance
- Benefitting From A Garage And Private Rear Garden
- Entrance Hallway Leading Into Garage And Downstairs Utility
- Large Open Plan Kitchen / Dining And Living Room
- Principal Bedroom With Ensuite And Fitted Wardrobes
- Further Second Bedroom And Separate Bathroom
- Located Within A Courtyard Setting With Allocated Parking And Garage



ENTRANCE HALLWAY

UTILITY ROOM

7' 1" x 4' 4" (2.15m x 1.33m)

INTEGRAL GARAGE

15' 6" x 8' 6" (4.73m x 2.59m)

FIRST FLOOR

KITCHEN / DINING / LIVING ROOM

17' 7" x 15' 10" (5.35m x 4.83m)

PRINCIPAL BEDROOM

11' 9" x 10' 0" (3.57m x 3.04m)

ENSUITE

6' 2" x 5' 9" (1.89m x 1.74m)

BEDROOM TWO

12' 1" x 7' 6" (3.68m x 2.28m)

BATHROOM

6' 2" x 5' 5" (1.88m x 1.64m)

TOTAL SQUARE FOOTAGE

88.0 sq.m (952 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

PRIVATE GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, fitted wardrobes in one bedroom and electric garage door.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Ground rent – £540.00 pa.

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.

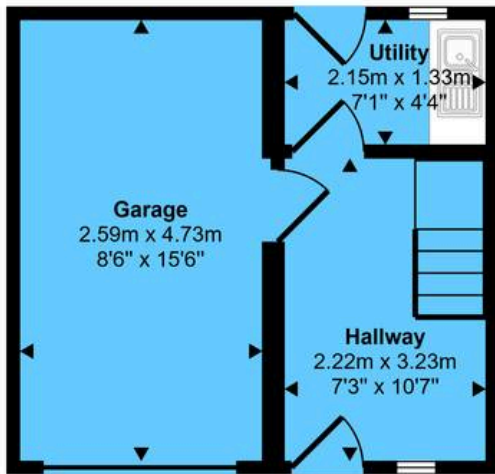
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

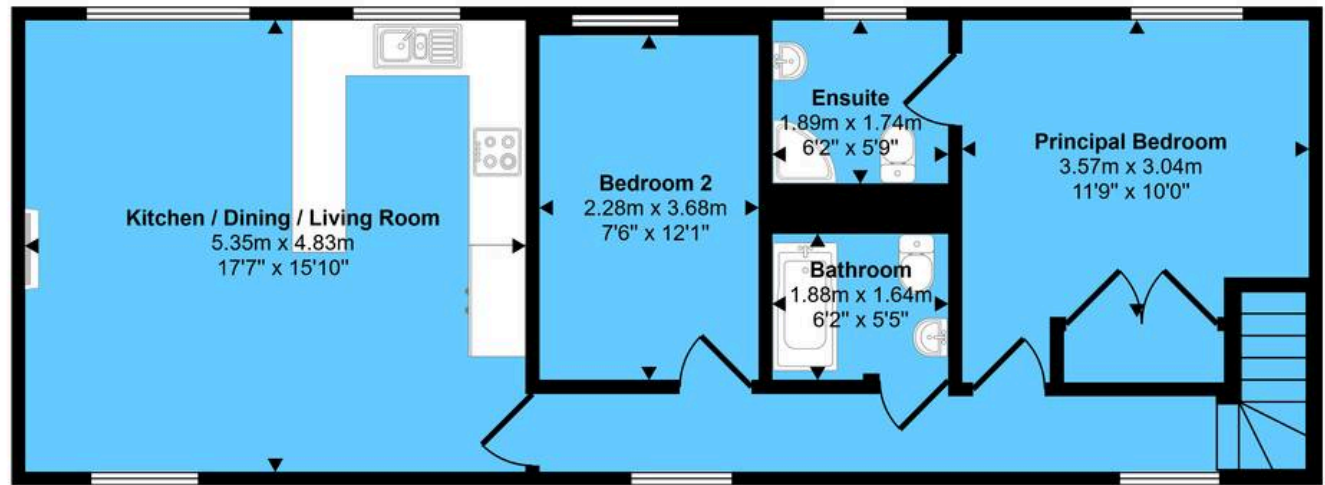
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 24 sq m / 255 sq ft



First Floor
Approx 65 sq m / 698 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

