



## Tilehouse Green Lane, Knowle

Guide Price £475,000





## PROPERTY OVERVIEW

This charming three-bedroom character cottage is set within the highly sought-after Knowle Village, offering a blend of traditional features and modern living. The property is approached via a substantial block paved driveway, providing ample off-road parking and a welcoming first impression.

Upon entering, the hallway leads you into a spacious lounge / diner, which is perfect for both relaxing and entertaining. At the rear of the home, you will find a contemporary, fully fitted breakfast kitchen that boasts a striking feature island, providing an ideal space for casual dining and social gatherings. The kitchen is thoughtfully designed, combining style with practicality, making it the heart of the home. A convenient guest WC completes the ground floor layout.



Upstairs, there are three generously sized bedrooms, each offering comfortable accommodation and plenty of natural light. These bedrooms are serviced by a sleek, modern family bathroom, which has been finished to a high standard with quality fixtures and fittings.

The property benefits from a large westerly facing garden with a feature patio, perfect for enjoying the afternoon sun and al fresco dining.





Positioned within walking distance of both Knowle and Dorridge villages, as well as Dorridge train station, the cottage is ideally located for access to local amenities, boutique shops, and excellent transport links. Families will also appreciate the proximity to highly regarded local schools, making this an ideal home for those seeking a blend of village living and modern convenience.

With its characterful charm, spacious accommodation, and enviable location, this delightful cottage presents a rare opportunity to acquire a beautiful home in one of the area's most desirable settings.

- Three Bedroom Character Cottage Located Within Knowle Village
- Set Behind A Large Block Paved Driveway
- The Property Is Accessed Via The Entrance Hallway & The Ground Floor Accommodation Includes A Large Lounge / Diner, A Modern Fully Fitted Breakfast Kitchen With Feature Island & A Guest WC
- To The First Floor Are Three Well-Proportioned Bedrooms Which Are Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is A Large Westerly Facing Garden With A Feature Patio
- Located Walking Distance To Both Knowle & Dorridge Villages & Dorridge Train Station
- Ideally Situated For Local Schools





## 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





#### **ENTRANCE HALLWAY**

#### **LOUNGE / DINER**

21' 11" x 16' 6" (6.67m x 5.04m)

#### **BREAKFAST KITCHEN**

17' 11" x 16' 4" (5.45m x 4.99m)

#### **WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 11" x 9' 1" (3.62m x 2.77m)

#### **BEDROOM TWO**

9' 1" x 8' 0" (2.76m x 2.43m)

#### **BEDROOM THREE**

9' 0" x 7' 0" (2.75m x 2.14m)

#### **BATHROOM**

8' 0" x 5' 11" (2.43m x 1.81m)

#### **TOTAL SQUARE FOOTAGE**

93.0 sq.m (999 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **WESTERLY FACING GARDEN**

#### **FEATURE PATIO**



#### **ITEMS INCLUDED IN THE SALE**

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

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.

Broadband – FTTP (fibre to the premises).

#### **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.

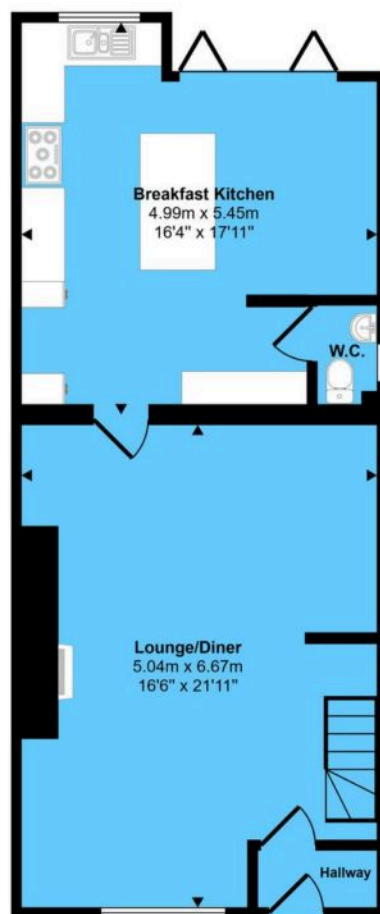
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



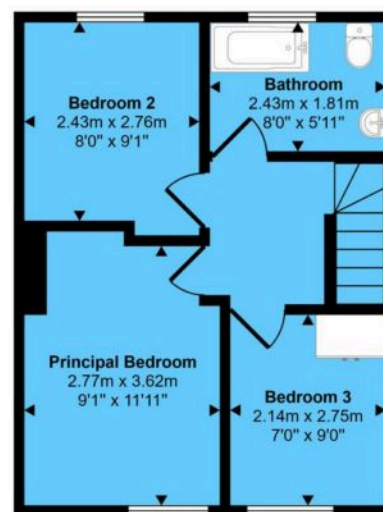




Approx Gross Internal Area  
93 sq m / 999 sq ft



**Ground Floor**  
Approx 59 sq m / 632 sq ft



**First Floor**  
Approx 34 sq m / 367 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](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

