



Abbots Close, Knowle

Guide Price £695,000





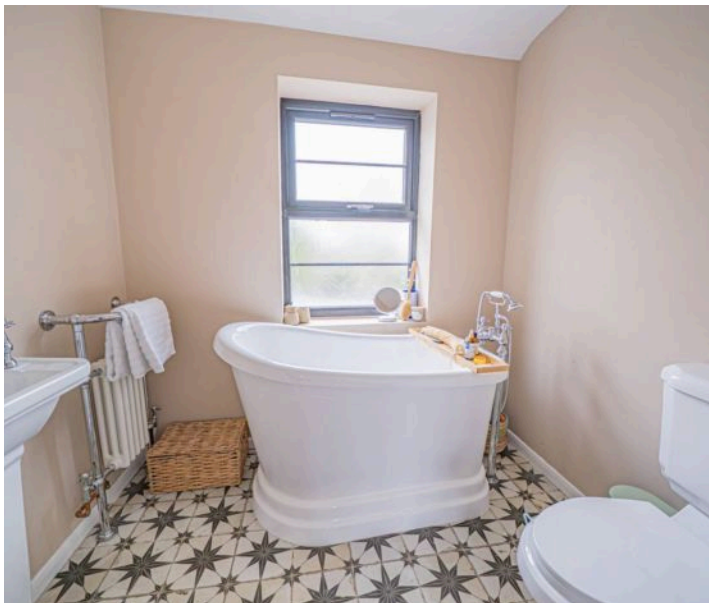
PROPERTY OVERVIEW

This superbly extended and modernised four bedroom detached house is offered to the market with no onward chain and presents an exceptional opportunity for families seeking a turnkey home in a quiet cul-de-sac location. Renovated regardless of cost, the property boasts a thoughtfully designed layout that seamlessly blends contemporary style with practical family living.

The heart of the home is a stunning family breakfast kitchen, featuring high specification fittings and ample space for dining and entertaining, complemented by sleek cabinetry, a media wall and integrated appliances. The spacious living room offers a welcoming retreat, filled with natural light and finished to a high standard, while a dining area provides flexibility for formal occasions or everyday use.

Upstairs, four well-proportioned bedrooms cater to the needs of a growing family, with the principal bedroom benefitting from a modern en-suite bathroom, fitted storage, and a tranquil ambience. The additional bedrooms are equally well-appointed and serviced by a stylish family shower room, ensuring comfort and convenience for all.

Throughout the property, attention to detail is evident in the quality of the fixtures and finishes, with contemporary décor, upgraded flooring, and energy-efficient lighting, creating a warm and inviting atmosphere. Practical features such as a utility area, downstairs shower room, and ample storage solutions further enhance the appeal.





Located in a desirable residential area known for its peace and privacy, the house enjoys easy access to local amenities, respected schools, and transport links, making it an ideal choice for those seeking both convenience and a strong sense of community.

With its combination of thoughtful modernisation, flexible living spaces, and a sought-after location, this outstanding detached home is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

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





- Four Bedroom Detached House
- No Onward Chain
- Superbly Extended & Modernised
- Stunning Family Breakfast Kitchen / Dining Area
- Four Bedrooms (Principal Bedroom En-Suite)
- Quiet Cul-de-Sac Location
- Private Landscaped Rear Garden
- Renovated Regardless of Cost

**LIVING ROOM**

18' 0" x 11' 5" (5.49m x 3.48m)

FAMILY BREAKFAST KITCHEN / DINING AREA

24' 9" x 21' 5" (7.55m x 6.53m)

SHOWER ROOM

7' 4" x 6' 5" (2.24m x 1.96m)

INTEGRAL GARAGE

14' 10" x 7' 8" (4.53m x 2.34m)

FIRST FLOOR**PRINCIPAL BEDROOM**

16' 9" x 7' 0" (5.10m x 2.14m)

ENSUITE

7' 3" x 5' 4" (2.20m x 1.63m)

BEDROOM TWO

11' 4" x 10' 11" (3.45m x 3.34m)

BEDROOM THREE

11' 3" x 9' 7" (3.43m x 2.93m)

BEDROOM FOUR

8' 9" x 8' 4" (2.66m x 2.54m)

SHOWER ROOM

6' 6" x 5' 3" (1.99m x 1.61m)

TOTAL SQUARE FOOTAGE

149.0 sq.m (1608 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LANDSCAPED GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all light fittings and an electric garage door.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

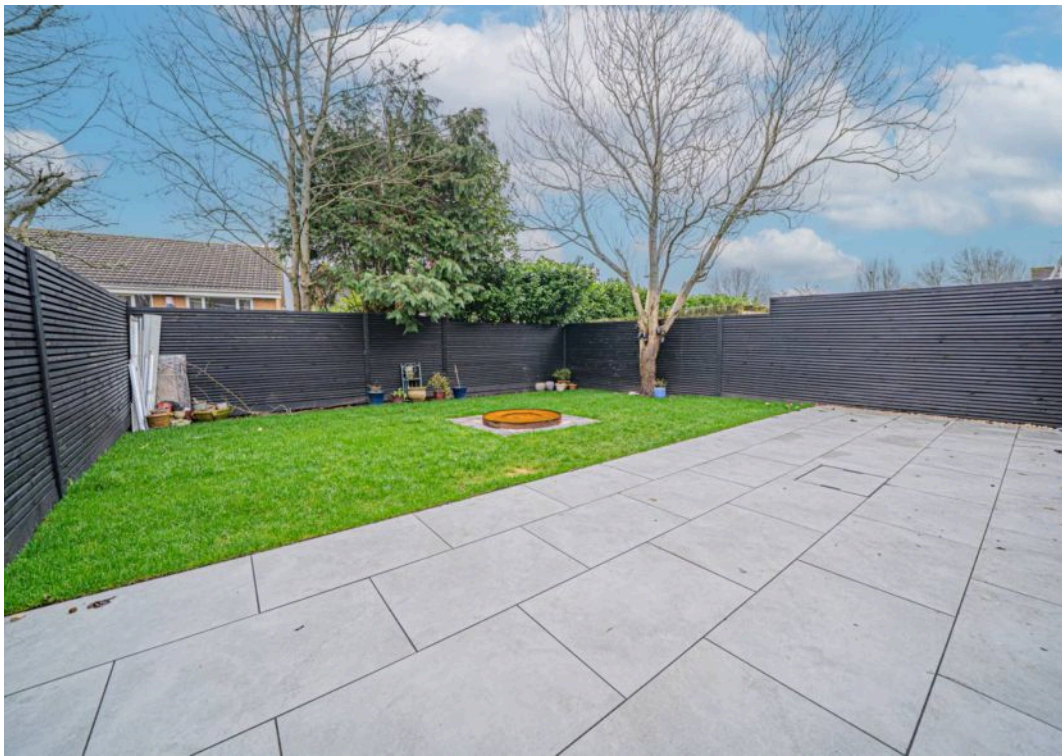
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

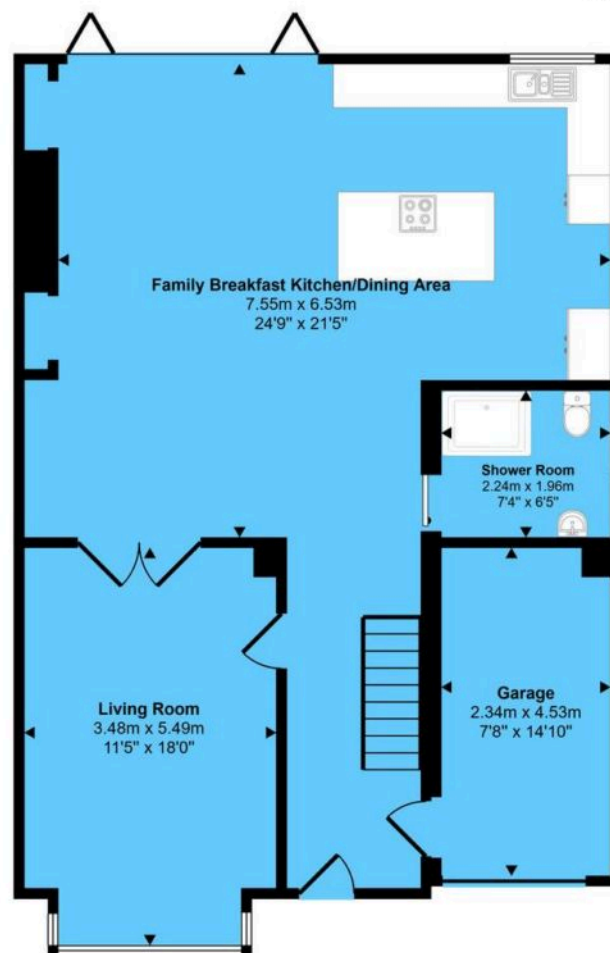
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

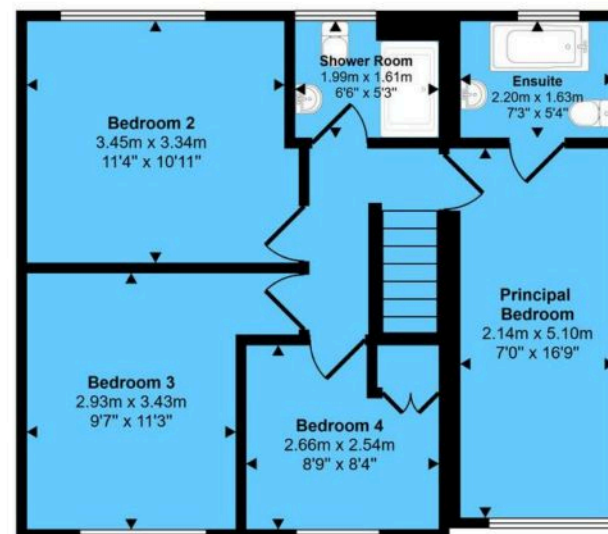
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
149 sq m / 1608 sq ft



Ground Floor
Approx 93 sq m / 1002 sq ft



First Floor
Approx 56 sq m / 606 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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