



Lightwood Close, Knowle

Offers Over £650,000

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## PROPERTY OVERVIEW

This impressive four bedroom detached house is situated in a highly sought after cul-de-sac location, overlooking a central green and within walking distance of Copt Heath Golf Club, offering a well presented and maintained family home that blends comfort and versatility. Upon entering the property, you are welcomed by a spacious entrance hallway leading to a generously proportioned living/dining room, perfect for both relaxing and entertaining guests. The breakfast kitchen has been modernised to provide ample storage and workspace, making it ideal for family meals and casual dining. A separate study / bedroom / playroom provides valuable flexibility, whether you require a home office, a quiet reading space or a dedicated area for children. Additionally there is a guest shower room for added convenience.

Upstairs, four well-sized bedrooms offer comfortable accommodation for the whole family, with plenty of scope for personalisation to suit your needs and a modern family bathroom. Throughout, the house has been carefully maintained and is presented in excellent decorative order, allowing you to move straight in and enjoy your new home. For those seeking further potential, the property offers scope to re-model or extend (subject to planning permission), enabling you to create your ideal living space as your needs evolve.



Practical features include a large driveway providing ample parking for multiple vehicles, as well as a garage for secure storage or parking. The location is particularly desirable, with excellent access to local amenities, reputable schools and transport links, making it a popular choice for families and professionals alike. With its combination of spacious accommodation, flexible living areas and the potential for future enhancement, this detached house represents a fantastic opportunity to secure a long-term family home in one of the area's most desirable settings.

Early viewing is highly recommended to fully appreciate the quality and potential of this outstanding property.

#### 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



- Four Bedroom Detached House
- Well Presented & Maintained Throughout
- Potential to Re-Model / Extend (STPP)
- Breakfast Kitchen
- Large Living / Dining Room
- Study /Bedroom / Playroom
- Sought After Cul-de-Sac Location Close to Copt Heath Golf Club
- Private Rear Garden
- Large Driveway & Garage

#### **ENTRANCE HALLWAY**

#### **SHOWER ROOM**

4' 4" x 7' 0" (1.33m x 2.14m)

#### **LIVING/DINING ROOM**

21' 7" x 18' 11" (6.59m x 5.76m)

#### **STUDY/BEDROOM/PLAYROOM**

10' 11" x 8' 8" (3.34m x 2.65m)

#### **BREAKFAST KITCHEN**

16' 8" x 8' 10" (5.07m x 2.70m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 9" x 12' 9" (3.88m x 3.89m)

#### **BEDROOM TWO**

12' 8" x 10' 9" (3.86m x 3.27m)

#### **BEDROOM THREE**

8' 7" x 8' 10" (2.62m x 2.68m)

#### **BEDROOM FOUR**

8' 6" x 8' 11" (2.58m x 2.71m)

#### **BATHROOM**

5' 6" x 6' 11" (1.68m x 2.11m)

#### **OUTSIDE THE PROPERTY**

**GARAGE**

16' 11" x 8' 5" (5.15m x 2.57m)

**TOTAL SQUARE FOOTAGE**

141.0 sq.m (1519 sq.ft) approx.

**LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES****PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

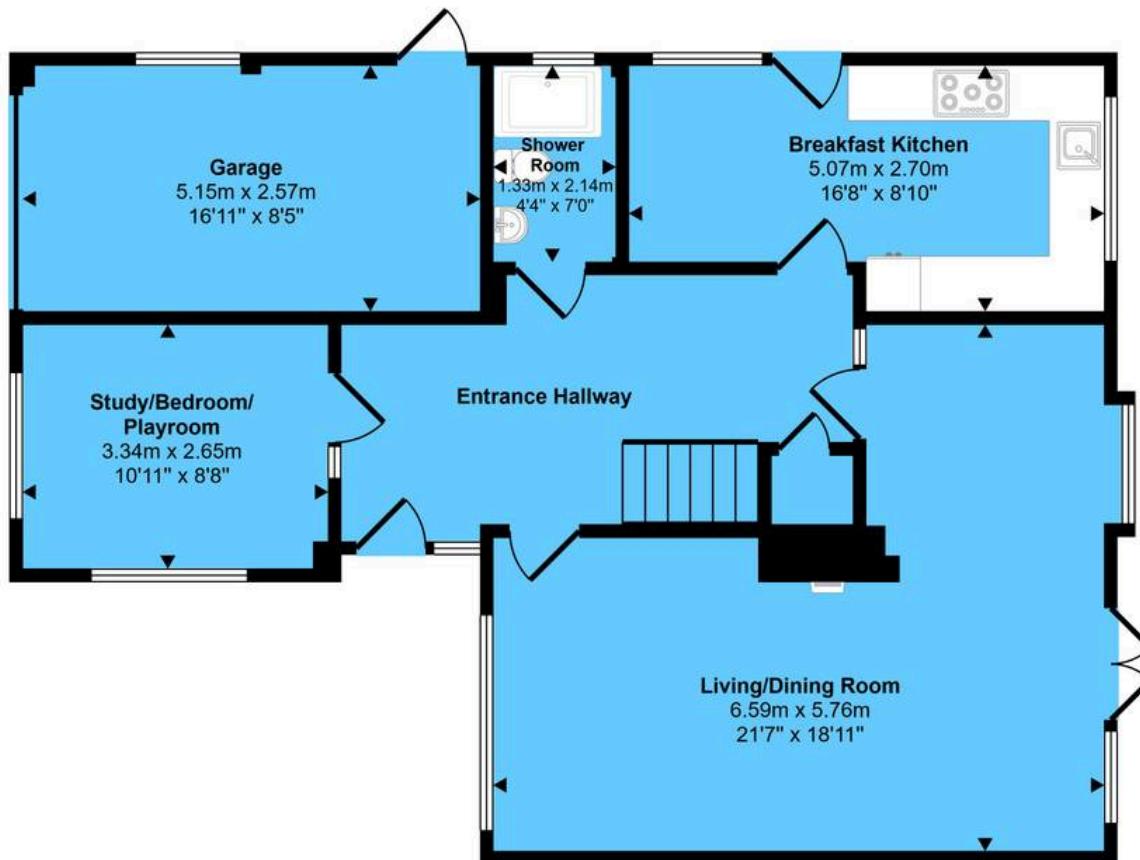
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

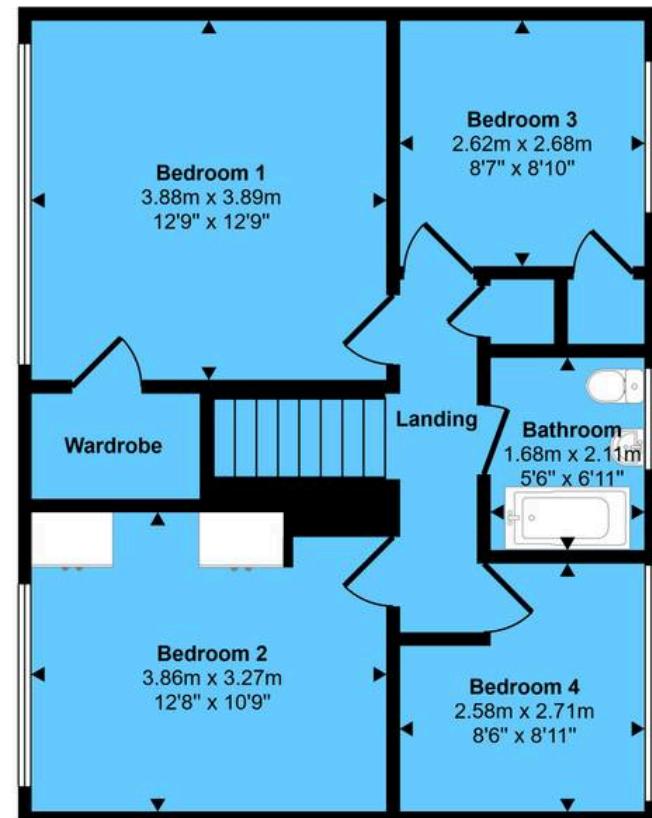
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
141 sq m / 1519 sq ft



Ground Floor  
Approx 84 sq m / 907 sq ft



First Floor  
Approx 57 sq m / 612 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)

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