



Whateley Hall Close, Knowle

Guide Price £625,000



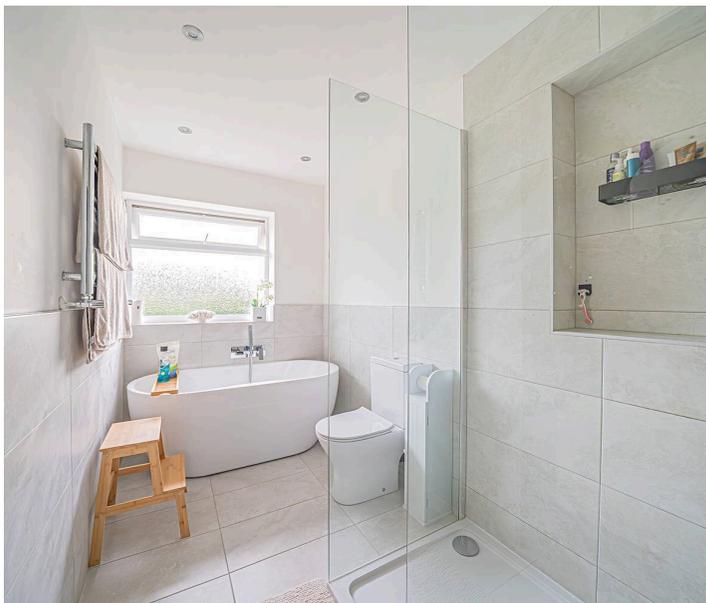


PROPERTY OVERVIEW

This absolutely stunning semi-detached property, significantly extended and modernised throughout, offers exceptionally versatile accommodation ideally suited to contemporary family living. Set on a generous corner plot, the home is approached via a well-kept front lawn and a stoned driveway that provides ample parking as well as access to a garage or store (perfect for additional storage or as a workshop).

Upon entering through the welcoming hallway, you are greeted by a superbly designed ground floor layout, featuring a flexible fourth bedroom / study (ideal for home working or guest accommodation), a lounge / snug that serves as a comfortable retreat for relaxing evenings, and a truly impressive open-plan kitchen, dining, and family room to the rear. This expansive space is flooded with natural light, presenting a seamless flow for both everyday living and entertaining, with high specification finishes and integrated appliances that cater to the needs of modern households.

Upstairs, the first floor boasts three generously proportioned double bedrooms, each offering ample space for furnishings and storage, making them perfect for growing families or those seeking room for guests. All bedrooms are served by a beautifully appointed, contemporary family bathroom, which features a separate bath and a walk-in shower (providing both luxury and practicality for busy mornings or leisurely evenings).





The property's superb location places it within walking distance of Knowle village, offering a wide array of boutique shops, restaurants, and essential amenities, as well as being situated within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking access to highly regarded local schooling.

Immaculately presented throughout, this home combines generous proportions, flexible living spaces, and a high standard of finish, creating a truly exceptional opportunity for discerning buyers. Early viewing is highly recommended to fully appreciate the quality, scale, and versatility of accommodation on offer in this outstanding family home.

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





- Absolutely Stunning Semi-Detached Property Which Has Been Significantly Extended And Modernised Throughout
- Offering Extremely Versatile Accommodation With Three Double Bedrooms To First Floor Plus Versatile Fourth Bedroom / Study To Ground Floor
- The Property Is Set On A Large Corner Plot Behind A Front Lawn And Stoned Driveway Providing Ample Parking And A Garage / Store
- The Property Is Accessed Via The Entrance Hallway And Includes A Fourth Bedroom / Study, Lounge / Snug And A Large Open-Plan Kitchen, Dining & Family Room To The Rear
- To The First Floor Are Three Double Bedrooms, All Of Which Are Serviced By A Well-Appointed Modern Bathroom Which Boasts A Separate Bath And Walk-In Shower
- To The Rear Of The Property Is A South Facing Garden With A Feature Porcelain Patio
- Located Walking Distance To Knowle Village & All Of Its Amenities And Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

KITCHEN AREA

15' 11" x 10' 6" (4.85m x 3.20m)

DINING AREA

12' 0" x 7' 9" (3.66m x 2.36m)

FAMILY AREA

13' 10" x 11' 5" (4.22m x 3.48m)

UTILITY ROOM

8' 8" x 7' 5" (2.64m x 2.27m)

WC

LOUNGE / SNUG

10' 4" x 9' 8" (3.14m x 2.95m)

BEDROOM FOUR / STUDY

10' 0" x 5' 1" (3.05m x 1.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 9' 5" (3.96m x 2.87m)

BEDROOM TWO

12' 8" x 9' 7" (3.86m x 2.91m)

BEDROOM THREE

11' 11" x 7' 9" (3.62m x 2.35m)

BATHROOM

9' 5" x 5' 4" (2.87m x 1.62m)

TOTAL SQUARE FOOTAGE

121.0 sq.m (1307 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE / STORE

7' 5" x 6' 6" (2.27m x 1.98m)

DRIVEWAY PARKING

SOUTH FACING GARDEN

FEATURE PORCELAIN PATIO



ITEMS INCLUDED IN THE SALE

Leisure free-standing cooker, extractor, Lamona microwave, Lamona dishwasher, Lamona wine cooler/beer fridge and all carpets.

ADDITIONAL INFORMATION

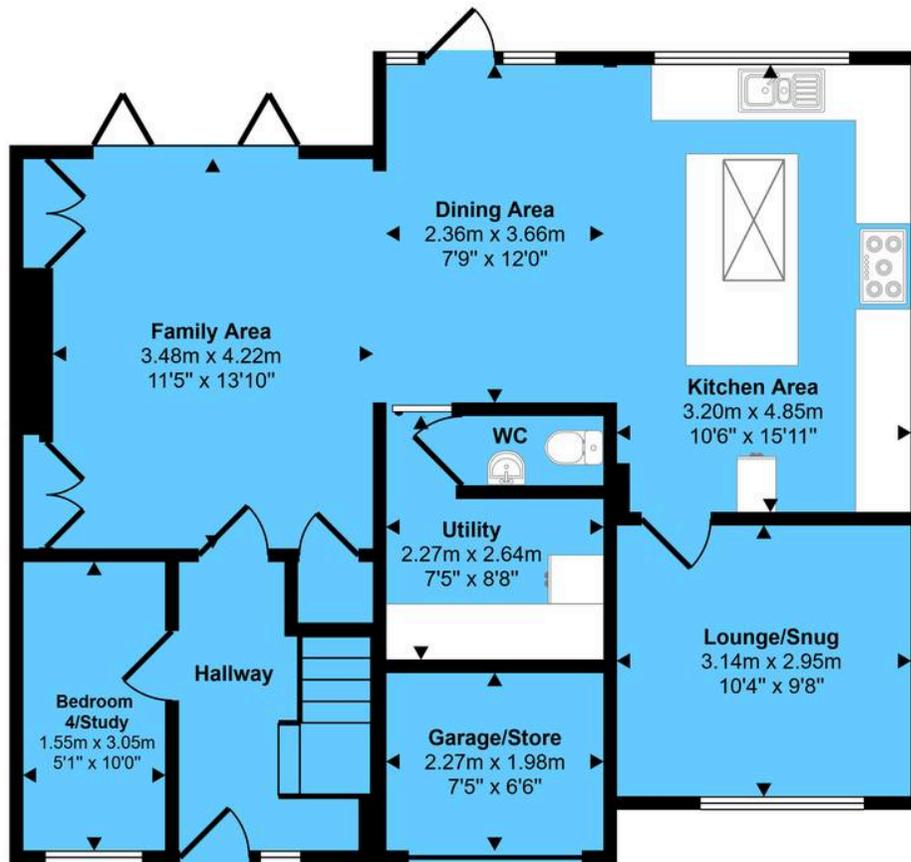
Direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

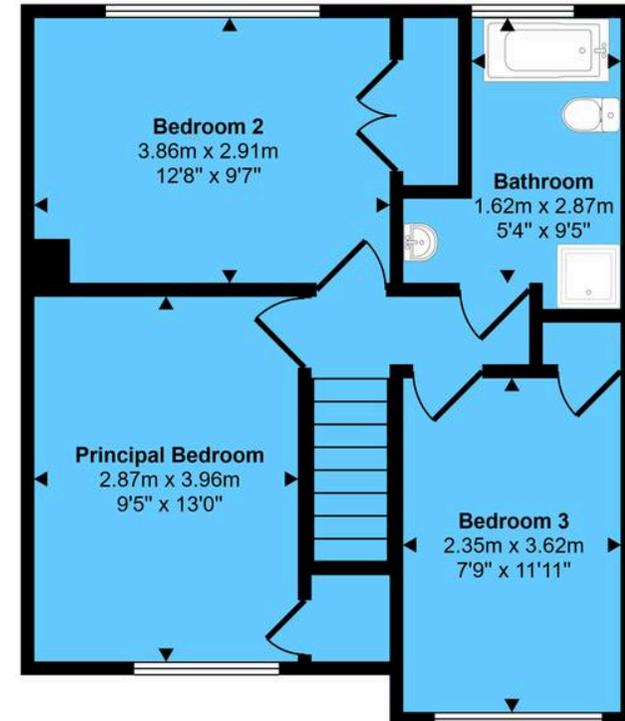
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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
121 sq m / 1307 sq ft



Ground Floor
Approx 76 sq m / 813 sq ft



First Floor
Approx 46 sq m / 494 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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