



Station Road, Knowle

Guide Price £800,000





PROPERTY OVERVIEW

This beautifully presented four double bedroom traditional property offers an exceptional opportunity for families seeking a spacious and stylish home within easy walking distance to all local schools and the vibrant Knowle High Street.

Significantly extended and thoughtfully improved by the current owners, the house boasts a superb open plan kitchen, dining, and family room at its heart, featuring a central island and bi-fold doors that create a seamless connection to the rear aspect. The property is set behind a large block paved driveway, providing ample parking for multiple vehicles and leading directly to the garage (ideal for storage).

Upon entering, you are welcomed by an inviting entrance porch and hallway, which flows into a bright living room positioned to the front elevation, perfect for relaxation or entertaining guests. There is also a study, converted from the garage space, providing a further reception room. The expansive open plan kitchen is a true highlight, designed for modern family living, and is complemented by a practical utility room and a well-appointed guest cloakroom for added convenience.

Upstairs, four generously sized double bedrooms await, two of which benefit from luxury ensuite shower rooms, while the remaining bedrooms are serviced by a large, high specification family bathroom.





Every room has been finished to a high standard, with quality fixtures and neutral décor that enhances the sense of light and space throughout.

The rear of the property enjoys a south easterly aspect, ensuring an abundance of natural light, and the substantial landscaped garden is mainly laid to lawn, with a versatile garden room located at the far end (currently used as a gym or office, offering flexible usage options to suit your lifestyle).

This impressive home combines traditional charm with contemporary finishes and has been meticulously maintained, making it ready for immediate occupation. Its prime location ensures that all amenities, including excellent schools, shops, and transport links, are within easy reach, making daily life both convenient and enjoyable. Viewing is essential to fully appreciate the quality and proportions on offer in this superb family home, which promises comfortable living in one of Knowle's most sought-after settings.

- Beautifully Presented Four Double Bedroom Traditional Property
- Set Within Easy Walking Distance To All Local Schools And Knowle High Street
- Significantly Extended And Improved To Include A Superb Open Plan Kitchen / Dining / Family Room
- Set Behind A Large Block Paved Driveway Providing Ample Parking And Leading To Garage
- Entrance Porch & Entrance Hallway Leading Into Living Room To The Front Elevation
- Fantastic Open Plan Kitchen With Central Island And Bi-Fold Doors To Rear, Supported By A Useful Utility Room And Guest Cloakroom
- Four Double Bedrooms, Including Two With Luxury Ensuites, With Remaining Bedrooms Being Serviced Via A Large Luxury Family Bathroom
- Large Landscaped And South Easterly Facing Rear Garden Mainly Laid With Lawn With Garden Room / Gym / Office To The Rear
- Viewing Essential To Fully Appreciate This Superb 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: E

Tenure: Freehold



ENTRANCE HALLWAY

LIVING ROOM

18' 7" x 10' 10" (5.67m x 3.30m)

STUDY

7' 7" x 7' 6" (2.30m x 2.28m)

KITCHEN / DINING / FAMILY ROOM

20' 6" x 19' 9" (6.25m x 6.03m)

UTILITY ROOM

14' 10" x 3' 5" (4.53m x 1.04m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

16' 3" x 10' 8" (4.95m x 3.24m)

ENSUITE

10' 10" x 3' 0" (3.29m x 0.92m)

BEDROOM TWO

18' 6" x 10' 9" (5.65m x 3.27m)

ENSUITE

6' 5" x 6' 2" (1.95m x 1.89m)

BEDROOM THREE

11' 5" x 9' 1" (3.49m x 2.76m)

BEDROOM FOUR

9' 6" x 8' 9" (2.90m x 2.67m)

BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m)

TOTAL SQUARE FOOTAGE

182.0 sq.m (1958 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

8' 1" x 7' 7" (2.47m x 2.30m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH EASTERLY FACING GARDEN

GARDEN ROOM

17' 2" x 11' 4" (5.23m x 3.45m)

SHOWER ROOM

11' 0" x 3' 2" (3.36m x 0.97m)

ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, fitted cabin fridge, dishwasher, some carpets, some curtains, some blinds, all light fittings, underfloor heating and a 2025 electric car charging point.

ADDITIONAL INFORMATION

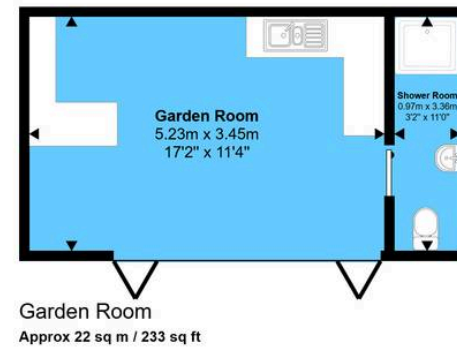
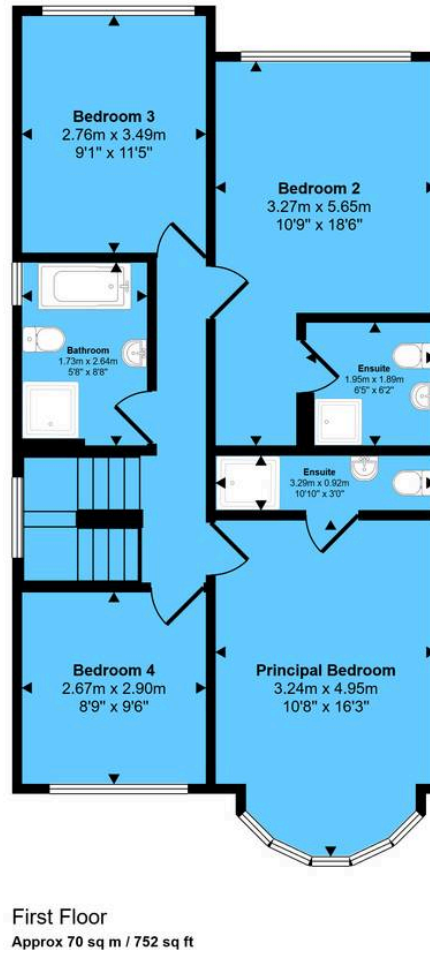
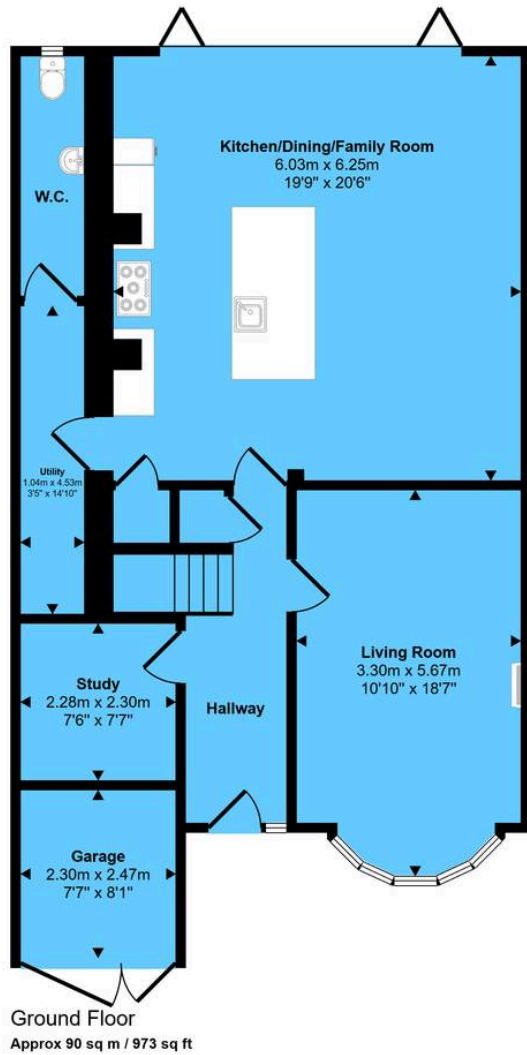
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

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
182 sq m / 1958 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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