



## Tilehouse Green Lane, Knowle

Guide Price £575,000





## PROPERTY OVERVIEW

This immaculately presented and meticulously maintained three bedroom semi detached traditional property is ideally situated within walking distance of both Knowle and Dorridge villages, placing a wealth of local amenities and excellent transport links at your doorstep.

Set behind a neat front lawn, tarmac driveway and garage (currently configured for storage), the property is accessed via an inviting entrance hallway which leads through to a well-proportioned lounge at the front, perfect for relaxing or entertaining guests. To the rear, an extended sun room offers a bright and versatile space, seamlessly connecting to a modern breakfast kitchen that is both stylish and functional, supported by a practical utility room for added convenience. There is also a convenient guest WC located on this level, adding practicality to the ground floor layout.



Upstairs, the first floor comprises three bedrooms, two of which are generously sized double rooms, while the third provides flexibility as a guest room, nursery or home office. All bedrooms are serviced by a well-appointed family bathroom finished to a high standard.

The rear of the property boasts a beautifully landscaped and well-established west facing garden, ideal for enjoying afternoon and evening sunlight.



Located within the highly sought-after Arden Academy catchment area, this home is perfect for families seeking access to outstanding local schooling. Dorridge Station is just a short stroll away, providing swift connections to Birmingham, London and beyond, while the vibrant centres of Knowle and Dorridge offer an excellent selection of shops, restaurants, cafes and essential services.

This exceptional property combines traditional character with contemporary comforts, making it an outstanding choice for discerning buyers looking for a turnkey family home in a prestigious and convenient location. Early viewing is strongly recommended to appreciate the quality of accommodation on offer.

- Immaculately Presented & Maintained Three Bedroom Semi Detached Traditional Property Located Walking Distance To Both Knowle & Dorridge Villages
- Set Behind A Front Lawn, Tarmac Driveway & Garage / Storage
- The Property Is Accessed Via The Entrance Hallway & Includes A Well-Proportioned Lounge To The Front, An Extended Sun Room To The Rear & A Guest WC
- The Property Benefits From A Modern Breakfast Kitchen Which Is Supported By A Useful Utility Room
- To The First Floor Are Three Bedrooms, Two Of Which Are Large Double Rooms & All Of Which Are Serviced By A Well-Appointed Bathroom
- To The Rear Of The Property Is A Well-Established And Landscaped West Facing Garden
- Located Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Dorridge Station & All Of The Amenities Both Knowle & Dorridge Villages Have To 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



## **ENTRANCE HALLWAY**

## **WC**

## **LOUNGE**

15' 1" x 12' 0" (4.60m x 3.65m)

## **BREAKFAST KITCHEN**

15' 6" x 11' 2" (4.73m x 3.41m)

## **UTILITY ROOM**

9' 10" x 6' 10" (3.00m x 2.09m)

## **STORAGE**

6' 10" x 4' 4" (2.08m x 1.32m)

## **SUN ROOM**

23' 9" x 10' 8" (7.25m x 3.25m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

14' 10" x 11' 7" (4.51m x 3.52m)

## **BEDROOM TWO**

12' 4" x 10' 5" (3.77m x 3.18m)

## **BEDROOM THREE**

7' 10" x 6' 11" (2.38m x 2.11m)

## **BATHROOM**

8' 10" x 7' 10" (2.69m x 2.40m)

## **TOTAL SQUARE FOOTAGE**

123.0 sq.m (1320 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **LANDSCAPED WESTERLY FACING GARDEN**



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

Integrated oven, integrated hob, kitchen extractor, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. 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  
123 sq m / 1320 sq ft



Ground Floor  
Approx 76 sq m / 813 sq ft

First Floor  
Approx 47 sq m / 506 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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