



Purnells Way, Knowle

Offers in Region of £785,000





PROPERTY OVERVIEW

This impressive five bedroom detached home offers exceptional family accommodation, benefitting from a substantial extension and a high specification throughout. The property is ideally situated for access to Arden Academy and is within walking distance of Knowle Park and the High Street's amenities, making it a prime choice for families seeking both convenience and quality. Upon entering, you are greeted by a welcoming hallway that sets the tone for the spacious and well-designed interior. The heart of the home is the open plan breakfast kitchen, which features contemporary units, integrated appliances, and ample space for both dining and entertaining. This versatile space is perfect for modern family living, offering direct access to the adjoining large utility room, which provides additional storage and practical laundry facilities. The ground floor accommodation is completed with a generously proportioned living room overlooking the front of the property with plantation shutters to provide privacy and a guest WC. Upstairs, the principal has a modern en-suite shower room and two windows overlooking the rear. Four further well-proportioned bedrooms ensure plenty of space for family members or guests, while the luxurious family bathroom is finished to an equally high standard. Additional benefits include a single garage which can be accessed from the utility room (ideal for secure parking or extra storage) and driveway parking for multiple vehicles.



The property is presented in immaculate condition, with quality flooring, contemporary décor, and energy-efficient double glazing throughout. Its desirable location places it within easy reach of highly regarded schools, local shops, cafes, and restaurants, as well as excellent transport links for commuters. This outstanding home perfectly combines generous accommodation, modern finishes, and a sought-after position in the heart of Knowle, making it an ideal choice for discerning buyers looking for a turnkey property in a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate the space, specification, and lifestyle this superb house has 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





- Immaculately Presented Extended Five Bedroom Detached
- High Specification Throughout
- Open Plan Breakfast Kitchen
- Large Utility Room
- En-Suite Principal Bedroom
- Single Garage & Driveway Parking
- Ideally Located for Access to Arden Academy
- Walking Distance to Knowle Park & High Street Amenities

HALLWAY

WC

LIVING ROOM

11' 9" x 18' 3" (3.58m x 5.56m)

BREAKFAST KITCHEN

19' 11" x 11' 5" (6.06m x 3.48m)

UTILITY

7' 8" x 14' 9" (2.34m x 4.50m)

INTEGRAL GARAGE

7' 11" x 14' 3" (2.41m x 4.34m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 6" x 9' 7" (4.72m x 2.91m)

ENSUITE

4' 6" x 7' 1" (1.36m x 2.16m)

BEDROOM TWO

12' 7" x 11' 3" (3.84m x 3.43m)

BEDROOM THREE

9' 11" x 10' 6" (3.02m x 3.21m)

BEDROOM FOUR

7' 5" x 10' 4" (2.27m x 3.15m)

**BEDROOM FIVE**

9' 8" x 6' 11" (2.94m x 2.12m)

BATHROOM

10' 0" x 5' 7" (3.06m x 1.70m)

TOTAL SQUARE FOOTAGE

152.0 sq.m (1634 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave & second oven, Bosch warming drawer, Bosch dishwasher, garden shed, all light fittings and recently fitted plantation shutters to living room.

ADDITIONAL INFORMATION

Services- mains gas, electricity and sewers.
Broadband - cable. Loft space - part boarded with ladder.

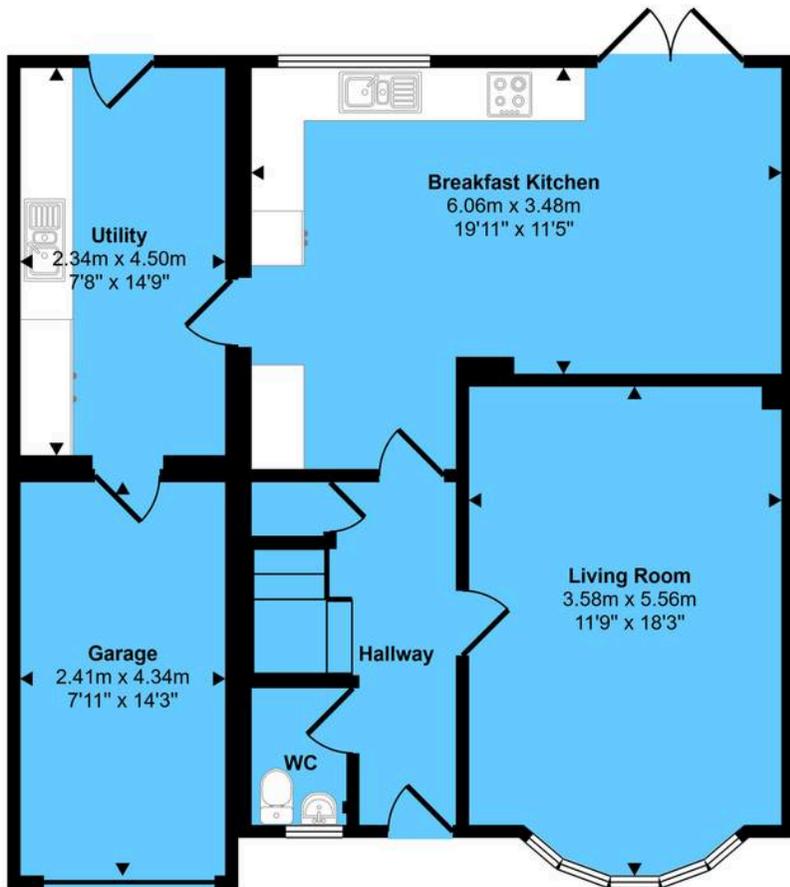


INFORMATION FOR POTENTIAL BUYERS

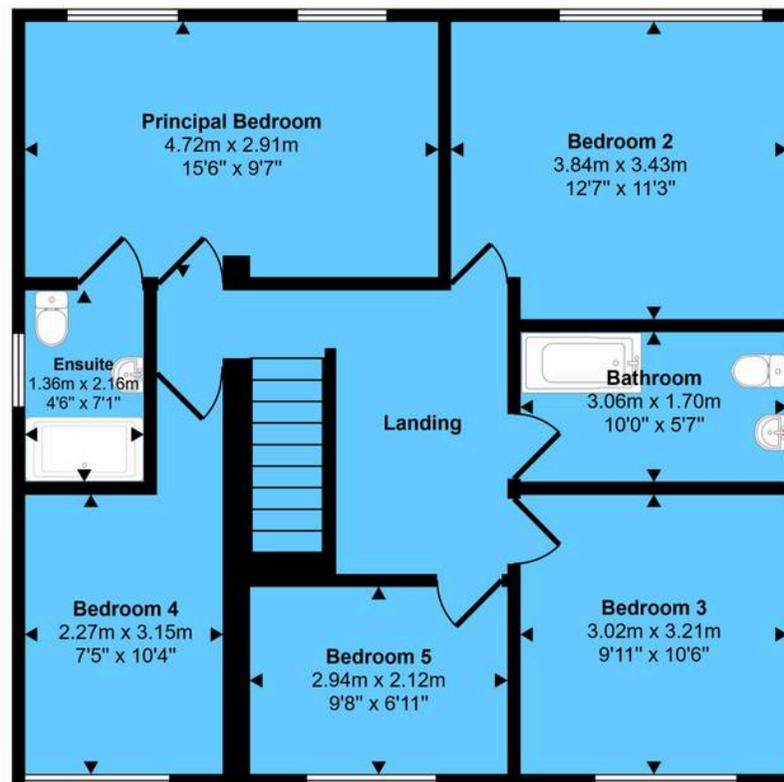
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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
152 sq m / 1634 sq ft



Ground Floor
Approx 77 sq m / 831 sq ft



First Floor
Approx 75 sq m / 804 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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