



# Hampton Road, Knowle

Guide Price £850,000





## PROPERTY OVERVIEW

An outstanding opportunity awaits to acquire this beautifully presented, three double bedroom detached property, set on the outskirts of Knowle village and offered to the market with the benefit of no upward chain. Positioned along a gated private driveway, and behind a large stoned driveway that provides ample parking, the home sits on a generous plot of over a third of an acre and benefits from substantial planning permission. The existing accommodation comprises a welcoming lounge, an extended open-plan kitchen/dining/family room, a practical utility area, three well-proportioned double bedrooms, and a modern family bathroom. A substantial garden room, currently used as a gym and home office with bathroom, is set within the rear garden, offering versatile space for work or leisure. The property is surrounded by landscaped gardens and enjoys stunning views over open fields, creating a peaceful and private setting. Planning permission has been granted to double the size of the existing property, including front, rear and side extensions, a loft conversion and the addition of an annexe and garage. The overall square footage would increase from approximately 1,800 square feet to an impressive 3,646 square feet (2,636 square feet for the main house, 300 square feet for the garden room, and 710 square feet for the annexe / garage), making this an ideal prospect for those seeking flexible family living or multigenerational accommodation.





The outside space is truly exceptional, with landscaped gardens that offer a blend of formal lawns with views to open fields. The large stoned driveway at the front of the property provides ample off-road parking for several vehicles, with potential for additional parking if required. To the rear, the expansive garden is designed for both relaxation and entertaining, featuring a spacious decking area that is perfect for al fresco dining and summer gatherings. The circa two acre adjacent field is also available to rent via a separate agreement. The garden room or gym, set within the grounds, provides an excellent space for a home office, studio, or fitness suite, with views over the surrounding countryside. The plot extends to over a third of an acre, offering plenty of scope for further landscaping or development (subject to planning). The property enjoys a wonderful sense of privacy, with open fields beyond the boundary, making it a rare find in such a desirable location. This is a unique opportunity to secure a substantial home with significant potential, set within beautiful gardens and enjoying outstanding views.





#### 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



- Outstanding Opportunity To Acquire A Beautifully Presented Three Double Bedroom Detached Property Set On The Outskirts Of Knowle Village
- Set Behind A Large Stoned Driveway Providing Ample Parking
- Located On A Plot Extending To Over A Third Of An Acre And Benefitting From Substantial Planning Permission
- Existing Property Includes Lounge, Extended Open Plan Kitchen / Dining / Family Room, Utility Plus Three Double Bedrooms And Family Bathroom
- Plus Substantial Garden Room / Gym / Home Office Set Within The Rear Garden
- All Set Within Landscaped Gardens With Stunning Views To Open Fields
- Planning Permission Granted To Double The Size Of The Existing Property To Include Front And Rear Extension, Addition Of Annexe / Garage And New Garden Room / Home Office
- Overall Square Footage Increased From Circa 1800 Sq feet Existing Property To 3,646 sq feet (2,636 main house, 300 garden room and 710 bungalow)
- Option To Rent A Field Adjacent To The Property of Circa 2 Acres
- Offered To The Market With No Upward Chain



**HALL**

**WC**

**LOUNGE**

18' 8" x 13' 9" (5.70m x 4.20m)

**KITCHEN/DINING/FAMILY ROOM**

**KITCHEN AREA**

12' 10" x 8' 10" (3.90m x 2.70m)

**DINING/FAMILY ROOM AREA**

20' 0" x 16' 1" (6.10m x 4.90m)

**UTILITY ROOM**

11' 10" x 8' 2" (3.60m x 2.50m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 5" x 11' 10" (4.70m x 3.60m)

**BEDROOM TWO**

15' 5" x 10' 6" (4.70m x 3.20m)

**BEDROOM THREE**

11' 8" x 7' 10" (3.55m x 2.40m)

**BATHROOM**

8' 8" x 7' 9" (2.65m x 2.35m)

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**LANDSCAPED GARDENS**

**GARDEN ROOM**

Can be used as office/gym



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

Smeg free standing cooker, Howdens extractor, Hotpoint dishwasher, garden shed, garden room, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

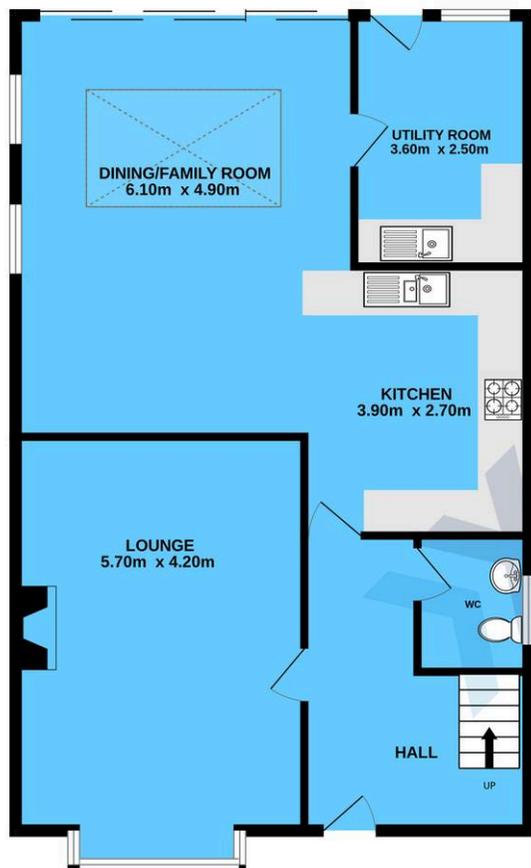
Services - mains electricity, LPG and septic tank.  
Broadband - ADSL copper wire. Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

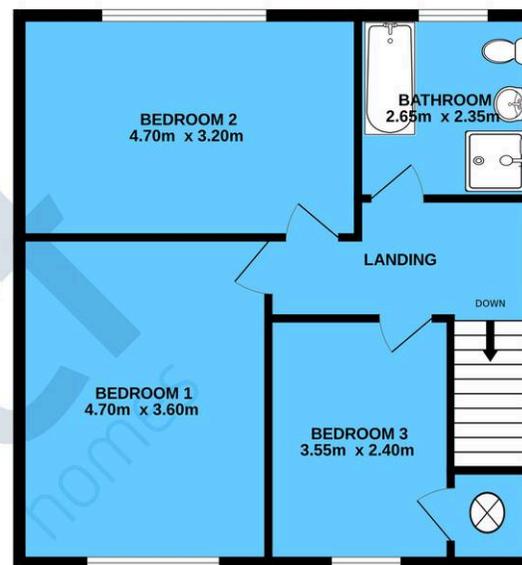
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Xact Homes

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