



## Tilehouse Green Lane, Knowle

Guide Price £769,950





## PROPERTY OVERVIEW

Presenting a substantial four-bedroom detached house, this traditional property offers significant potential for refurbishment and extension (subject to planning permission). Ideally situated within the sought-after Arden Academy catchment area, the home is well-suited to families seeking both space and the opportunity to create a bespoke living environment. The ground floor accommodation comprises a welcoming entrance hall, a spacious dual-aspect lounge, and a separate dining room (perfect for entertaining or family meals). The kitchen, which could be reimagined to suit modern tastes, provides ample storage and direct access to the utility area and integral garage. Upstairs, there are four well-proportioned bedrooms, each offering generous natural light and flexibility for use as bedrooms, home offices, or playrooms. The family bathroom, along with a separate WC, serves the first floor, with scope to upgrade or reconfigure to suit contemporary requirements. A particular highlight is the large loft, which presents excellent conversion potential for those seeking additional living space or a fifth bedroom (subject to the necessary consents). The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.



The attached garage, coupled with a large driveway, provides ample parking for multiple vehicles and valuable storage solutions. This home is positioned in a quiet and established residential area, renowned for its strong community feel and proximity to highly regarded local schools, including Arden Academy. With its traditional architecture, generous proportions, and exceptional scope for improvement, this property represents a rare opportunity for buyers wishing to create a long-term family home tailored to their own tastes and requirements. Early viewing is strongly recommended to appreciate the scale of accommodation and the exciting potential on 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: F

Tenure: Freehold



- Traditional Detached Property
- Significant Potential to Refurbish and Extend (STPP)
- Lounge, Dining Room, Study & Snug
- Four Bedrooms
- West Facing Rear Garden
- Loft with Conversion Potential
- Garage and Large Driveway
- Arden Academy Catchment

#### **ENTRANCE HALL**

#### **LOUNGE**

21' 11" x 16' 1" (6.68m x 4.89m)

#### **DINING ROOM**

11' 1" x 12' 6" (3.37m x 3.81m)

#### **STUDY**

7' 10" x 5' 9" (2.39m x 1.74m)

#### **KITCHEN**

15' 11" x 9' 11" (4.85m x 3.03m)

#### **UTILITY**

5' 9" x 9' 2" (1.75m x 2.80m)

#### **SNUG**

10' 9" x 14' 1" (3.28m x 4.30m)

#### **WC**

#### **INTEGRAL GARAGE**

8' 7" x 15' 5" (2.61m x 4.70m)

#### **SIDE PASSAGE**

4' 0" x 13' 8" (1.23m x 4.16m)



## FIRST FLOOR

### BEDROOM ONE

11' 9" x 16' 1" (3.59m x 4.89m)

### BEDROOM TWO

10' 11" x 12' 4" (3.32m x 3.76m)

### BEDROOM THREE

9' 8" x 8' 11" (2.94m x 2.72m)

### BEDROOM FOUR

9' 6" x 9' 9" (2.90m x 2.97m)

### BATHROOM

5' 4" x 6' 8" (1.62m x 2.02m)

### SEPARATE WC

### TOTAL SQUARE FOOTAGE

180.0 sq.m (1938 sq.ft) approx.

### OUTSIDE THE PROPERTY

### LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

### REAR GARDEN

### ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, freezer, dishwasher, tumble dryer, garden shed, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

### ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

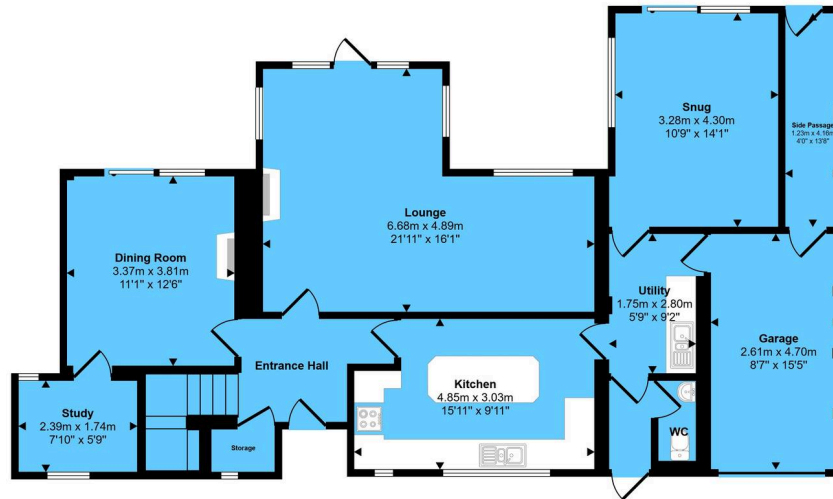


#### **INFORMATION FOR POTENTIAL BUYERS**

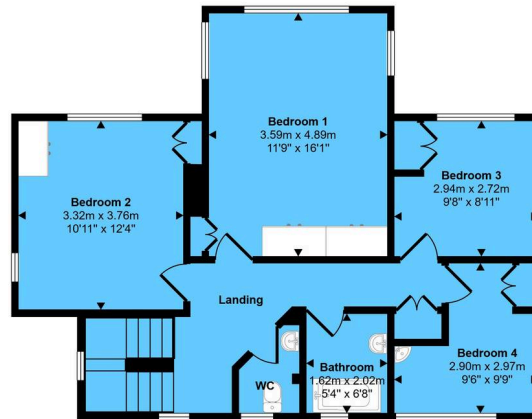
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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  
180 sq m / 1938 sq ft



Ground Floor  
Approx 114 sq m / 1231 sq ft



First Floor  
Approx 66 sq m / 707 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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