



Pettyfields Close, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

This significantly extended four bedroom detached property is set within a quiet cul-de-sac in the sought-after area of Knowle, offering spacious and flexible accommodation ideal for modern family living. The home has been thoughtfully extended to both the front and rear, maximising living space while maintaining a welcoming and balanced layout.

Upon entering, you are greeted by a bright entrance hallway which provides access to all ground floor accommodation, including a convenient guest cloakroom and a coats cupboard for everyday practicality. To the front elevation, the extended living room offers a generous and inviting space for relaxation or entertaining, benefitting from ample natural light. The heart of the home is the impressive open plan kitchen, dining, and family room to the rear, which features a striking central island and breakfast bar, perfect for casual dining or gathering with friends and family, as well as a utility room for additional storage and laundry needs. Bi-fold doors seamlessly connect the living space to the garden, creating a wonderful flow and enhancing the sense of space and light.

Upstairs, the first floor hosts four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests, complemented by a modern family bathroom fitted with contemporary fixtures and finishes.

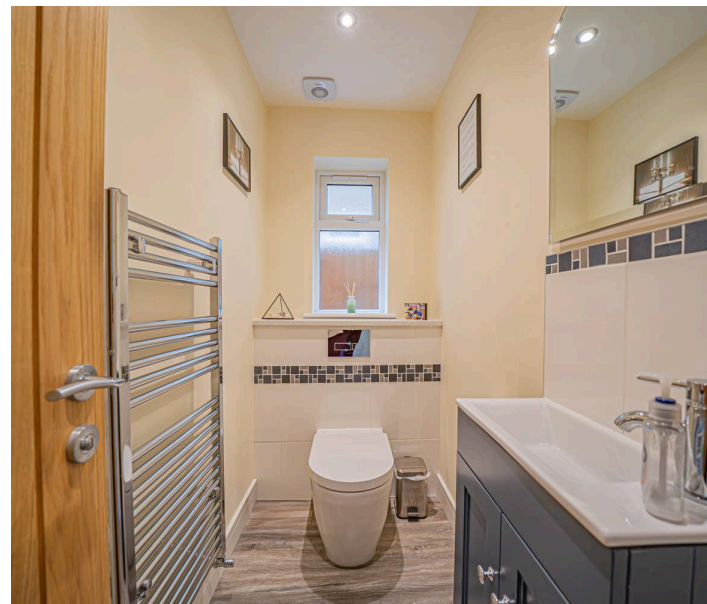




The property is set behind a driveway and a neatly lawned foregarden, leading to a garage which provides further storage options.

Offered to the market with the benefit of no upward chain, this property presents a rare opportunity to acquire a spacious, move-in-ready family home in a peaceful residential location with excellent access to local amenities, schools, and transport links. The extended layout, modern interiors, and thoughtful design combine to create a home that perfectly balances style, comfort, and practicality, making it an ideal choice for those seeking a long-term family residence in the heart of Knowle. Early viewing is highly recommended to appreciate the quality and versatility of the accommodation on offer.

- Significantly Extended Four Bedroom Detached Property
- Set Within A Quiet Cul-De-Sac Of Knowle
- Extended To Both The Front And Rear Of The Property
- All Ground Floor Accommodation Is Accessed Via A Bright Entrance Hallway With Guest Cloakroom And Coats Cupboard
- Extended Living Room To Front Elevation
- Large Open-Plan Kitchen / Dining And Family Room To The Rear With Feature Central Island / Breakfast Bar And Bi-Fold Doors To Rear Garden Plus Utility
- Four Bedrooms To First Floor With Modern Family Bathroom
- All Set Behind A Driveway And Lawned Foregarden Plus Garage
- Offered To the Market With The Benefit Of No Upward Chain





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. The property is also ideally situated just a five minute walk from Knowle Park, offering attractive green space and recreational facilities close at hand. 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

LIVING ROOM

20' 0" x 10' 2" (6.09m x 3.09m)

KITCHEN / DINING / FAMILY ROOM

24' 2" x 17' 10" (7.36m x 5.44m)

UTILITY ROOM

7' 4" x 6' 0" (2.24m x 1.83m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 7" x 10' 6" (3.53m x 3.20m)

BEDROOM TWO

10' 8" x 9' 3" (3.24m x 2.82m)

BEDROOM THREE

11' 5" x 8' 7" (3.48m x 2.61m)

BEDROOM FOUR

10' 4" x 6' 11" (3.15m x 2.12m)

BATHROOM

7' 4" x 7' 3" (2.23m x 2.20m)

TOTAL SQUARE FOOTAGE

142.0 sq.m (1531 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

11' 9" x 7' 9" (3.59m x 2.36m)

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

AEG integrated oven, Neff integrated hob, extractor, Samsung fridge/freezer, Bosch dishwasher, LG washing machine, Logic tumble dryer, all carpets, some curtains, all blinds, all light fittings and fitted wardrobes in all four bedrooms.

ADDITIONAL INFORMATION

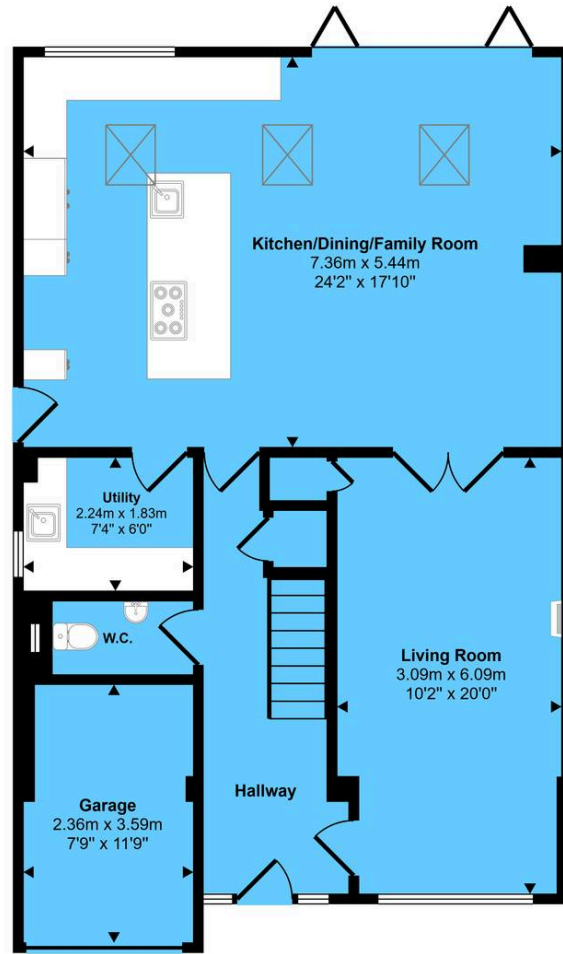
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

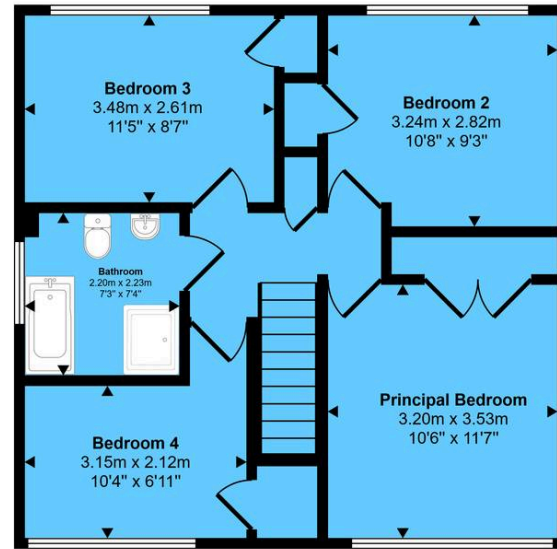
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
142 sq m / 1531 sq ft



Ground Floor
Approx 88 sq m / 950 sq ft



First Floor
Approx 54 sq m / 581 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

