



Hampton Road, Knowle

Guide Price £995,000





PROPERTY OVERVIEW

This beautifully presented and significantly extended detached property offers an exceptional standard of family living within walking distance of Knowle, combining contemporary features with versatile accommodation. Set back from the road, the home is approached via a large block paved driveway, providing ample parking for multiple vehicles and access to a double garage.

Upon entering, the ground floor accommodation is accessed through an entrance porch leading to a spacious hallway, which benefits from a modern shower room and a practical utility room. The property boasts three reception rooms, comprising a dedicated study, a playroom to the front elevation (which could also serve as a sixth bedroom for added flexibility), and a generous living room, ideal for relaxing or entertaining.

At the heart of the home, a stunning open plan kitchen, dining, and family room showcases underfloor heating, a central island, and full width sliding doors to the rear, creating a seamless flow for modern family life.

Upstairs, five well-proportioned double bedrooms await, including a principal bedroom that features a semi-vaulted ceiling, picture window with open aspect, fitted wardrobes and dressing area, and a luxury ensuite shower room. The four remaining bedrooms are serviced by a sleek, modern family bathroom, ensuring comfort and convenience for all. There is also a large store room and loft storage as required.





Finished to an excellent standard throughout, this outstanding family home is located within the catchment area for the highly regarded Arden Academy and enjoys close proximity to Knowle High Street, making it an ideal choice for families seeking both style and practicality.

With its thoughtfully designed layout and high specification finishes, this property represents a rare opportunity to acquire a substantial home in one of the area's most sought-after locations.

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.

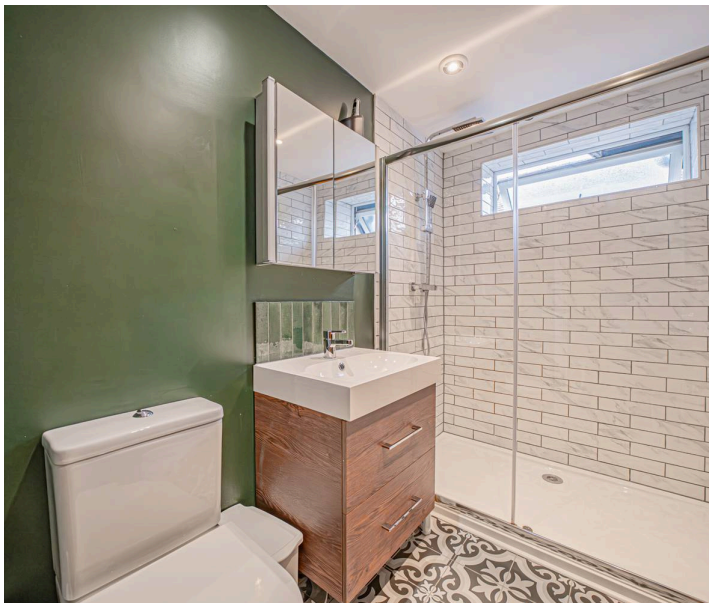
Council Tax band: F

Tenure: Freehold





- Beautifully Presented And Significantly Extended Detached Property Located Within Walking Distance To Knowle High Street
- Set Behind A Large Block Paved Driveway Providing Parking For Multiple Vehicles And Leading To Double Garage
- Stunning Open Plan Kitchen, Dining And Family Room With Underfloor Heating, Central Island And Full Width Sliding Doors To Rear Garden
- Three Further Reception Rooms Including Study, Playroom And Living Room
- Ground Floor Accommodation Accessed Via Entrance Porch And Large Entrance Hallway With Shower Room And Utility
- Extremely Versatile Accommodation Which Provides Potential For The Playroom To Be Used As A Sixth Bedroom
- To The First Floor Are Five Double Bedrooms, With The Principal Bedroom Affording A Semi-Vaulted Ceiling, Picture Window With Open Aspect, Fitted Wardrobes / Dressing Area And Luxury Ensuite
- Four Remaining Bedrooms Serviced Via Modern Family Bathroom
- Landscaped Rear Garden Accessed Via Full Width Patio Doors, Mainly Laid With Lawn & Boasting A Full Width Patio Area
- Outstanding Family Home Located Within Catchment Area For Arden Academy And Knowle High Street



**ENTRANCE PORCH**

7' 5" x 6' 7" (2.25m x 2.00m)

ENTRANCE HALLWAY

17' 11" x 8' 6" (5.45m x 2.60m)

SHOWER ROOM

8' 4" x 4' 4" (2.53m x 1.32m)

LIVING ROOM

14' 4" x 11' 9" (4.38m x 3.58m)

STUDY

8' 5" x 5' 7" (2.56m x 1.70m)

PLAYROOM

14' 10" x 10' 11" (4.51m x 3.32m)

KITCHEN / DINING / FAMILY ROOM

26' 4" x 22' 1" (8.02m x 6.74m)

UTILITY ROOM

11' 4" x 5' 1" (3.46m x 1.54m)

INTEGRAL DOUBLE GARAGE

17' 9" x 14' 7" (5.40m x 4.44m)

FIRST FLOOR**LANDING**

19' 2" x 6' 1" (5.85m x 1.85m)

PRINCIPAL BEDROOM

17' 11" x 14' 2" (5.47m x 4.31m)

DRESSING AREA

8' 11" x 6' 9" (2.71m x 2.05m)

ENSUITE

8' 2" x 5' 0" (2.48m x 1.53m)

BEDROOM TWO

16' 2" x 10' 11" (4.94m x 3.32m)

BEDROOM THREE

15' 11" x 11' 7" (4.85m x 3.53m)

BEDROOM FOUR

11' 11" x 8' 3" (3.63m x 2.52m)



BEDROOM FIVE

11' 7" x 7' 10" (3.54m x 2.40m)

BATHROOM

8' 0" x 7' 8" (2.44m x 2.33m)

STORE ROOM

8' 2" x 6' 1" (2.50m x 1.86m)

TOTAL SQUARE FOOTAGE

265.0 sq.m (2850 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

FULL WIDTH PATIO AREA



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Bora cooktop extractor system, Neff integrated oven/microwave, Samsung fridge/freezer, Ikea dishwasher, all carpets, some curtains, all blinds, all light fittings, underfloor heating in kitchen / dining / family room, fitted wardrobes in principal bedroom, garden shed and swing set.

ADDITIONAL INFORMATION

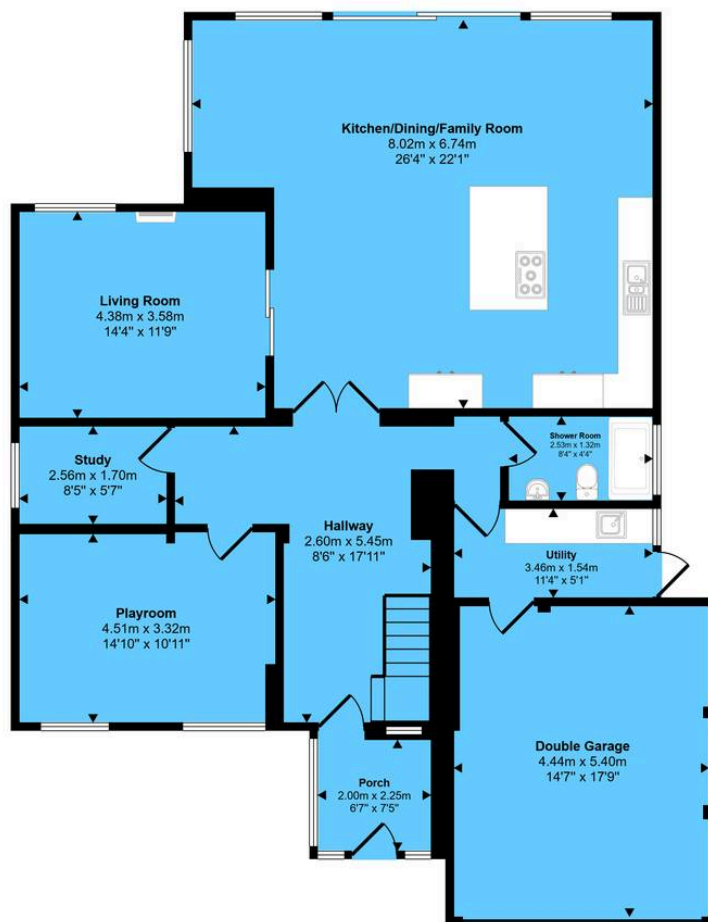
Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

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.

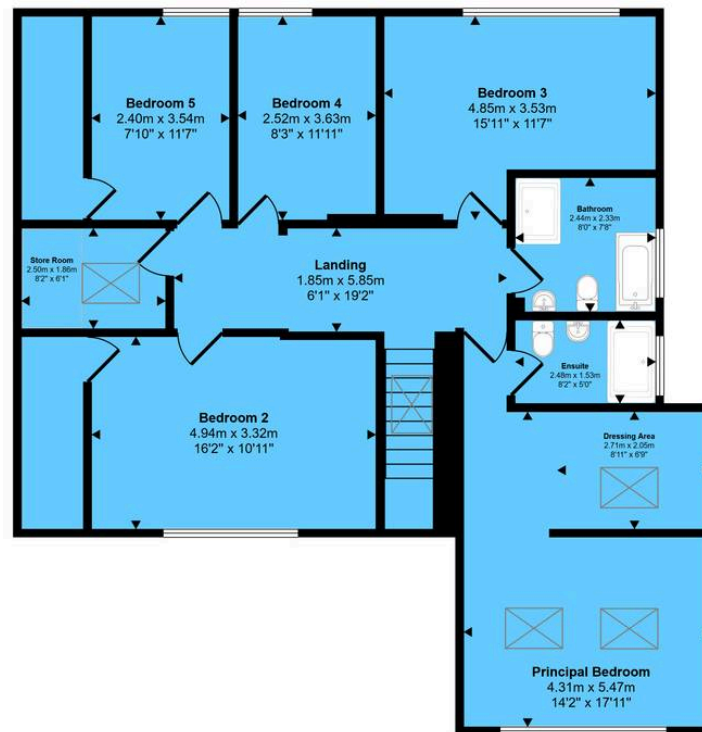


Approx Gross Internal Area
265 sq m / 2850 sq ft



Ground Floor
Approx 147 sq m / 1585 sq ft

Denotes head height below 1.5m



First Floor
Approx 118 sq m / 1265 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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