



Kenilworth Road, Knowle

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This beautifully presented and meticulously maintained four bedroom traditional detached house offers spacious and versatile accommodation, perfect for modern family living and is ideally located within a short distance of Knowle High Street and all its amenities. Upon entering, you are welcomed by a bright and inviting hallway that leads to a generously proportioned living room overlooking the rear garden. The heart of the home is the stunning open plan breakfast kitchen, thoughtfully designed with high quality fittings and ample storage, seamlessly flowing into a light-filled garden room that provides an excellent space for informal dining or family gatherings. A separate dining or family room offers further flexibility for entertaining or everyday use, while a dedicated study provides a quiet environment for home working. Upstairs, the property boasts four double bedrooms, two of which benefit from luxurious en-suite facilities, ensuring comfort and privacy for family members or guests. The remaining bedrooms are served by a stylish and contemporary family bathroom, featuring premium fixtures and a modern design. Adding to the appeal, there is versatile garden office or studio presents an ideal space for remote working, creative pursuits, or a home gym (depending on your individual needs).





The property also benefits from a gated driveway, offering secure parking, and a beautifully landscaped private rear garden. Situated within easy walking distance to the High Street, residents enjoy convenient access to a range of shops, cafes, and local amenities, making this an exceptional opportunity for those seeking a superbly located family home that combines traditional charm with modern comforts.

Viewing is strictly by prior appointment with Xact on 01564 777 284.

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: H

Tenure: Freehold





- Four Bedroom Traditional Detached House
- Beautifully Presented & Maintained
- Open Plan Breakfast Kitchen Leading into Garden Room
- Living Room, Dining / Family Room & Study
- Four Double Bedrooms (Two En-Suite)
- Luxury Family Bathroom
- Garden Office / Studio
- Gated Driveway & Landscaped Garden
- Walking Distance to High Street

PORCH

HALLWAY

WC

LIVING ROOM

17' 0" x 21' 0" (5.18m x 6.41m)

DINING/FAMILY ROOM

17' 4" x 14' 8" (5.29m x 4.48m)

STUDY

8' 6" x 12' 6" (2.60m x 3.81m)

BREAKFAST KITCHEN

31' 11" x 9' 5" (9.72m x 2.88m)

GARDEN ROOM

10' 11" x 15' 7" (3.34m x 4.76m)

UTILITY

9' 11" x 4' 11" (3.03m x 1.49m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 17' 7" (3.51m x 5.35m)

ENSUITE

4' 6" x 8' 9" (1.37m x 2.66m)

BEDROOM TWO

11' 6" x 14' 11" (3.51m x 4.54m)

**ENSUITE**

4' 6" x 8' 4" (1.37m x 2.55m)

BEDROOM THREE

9' 7" x 13' 8" (2.92m x 4.16m)

BEDROOM FOUR

12' 4" x 10' 0" (3.77m x 3.05m)

BATHROOM

8' 6" x 8' 3" (2.58m x 2.52m)

OUTSIDE THE PROPERTY**GARDEN OFFICE/STUDIO**

18' 6" x 8' 9" (5.65m x 2.67m)

TOTAL SQUARE FOOTAGE

263.0 sq.m (2829 sq.ft) approx.

SECURE PARKING FOR MULTIPLE VEHICLES**LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, extractor, microwave, Bosch fridge, Bosch freezer, Bosch dishwasher, underfloor heating, air conditioning in study, garden room and main bedroom, garden shed, all carpets, curtains, blinds and light fittings, CCTV, car charging point and fitted wardrobes in four bedrooms.

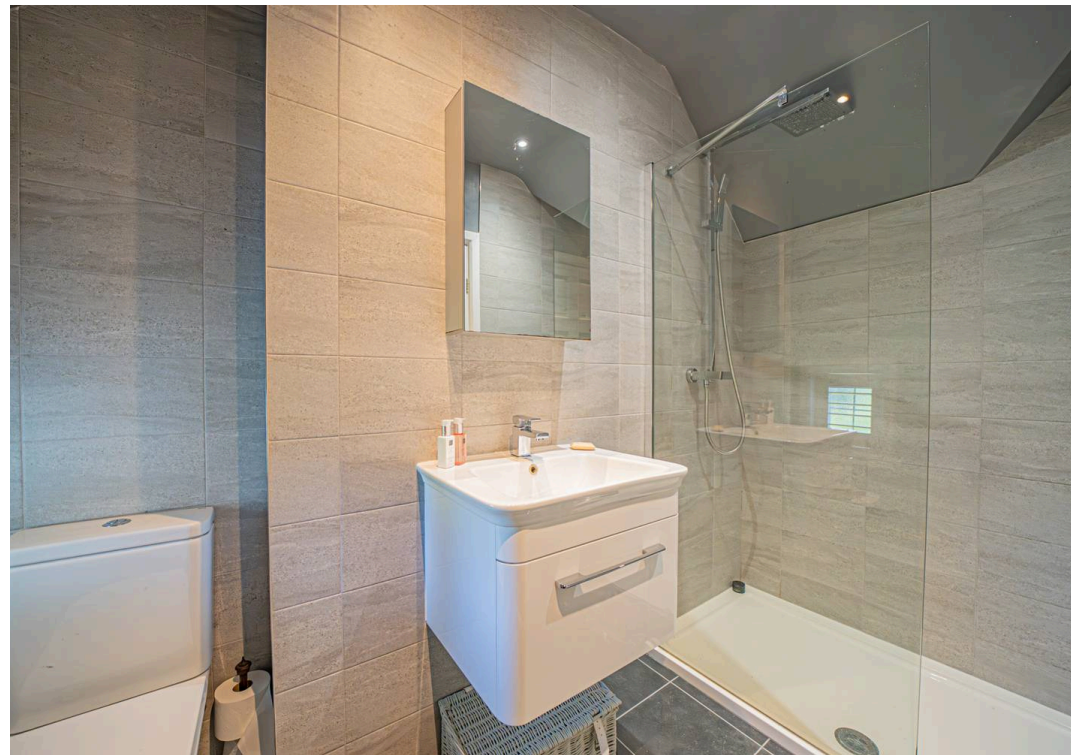
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

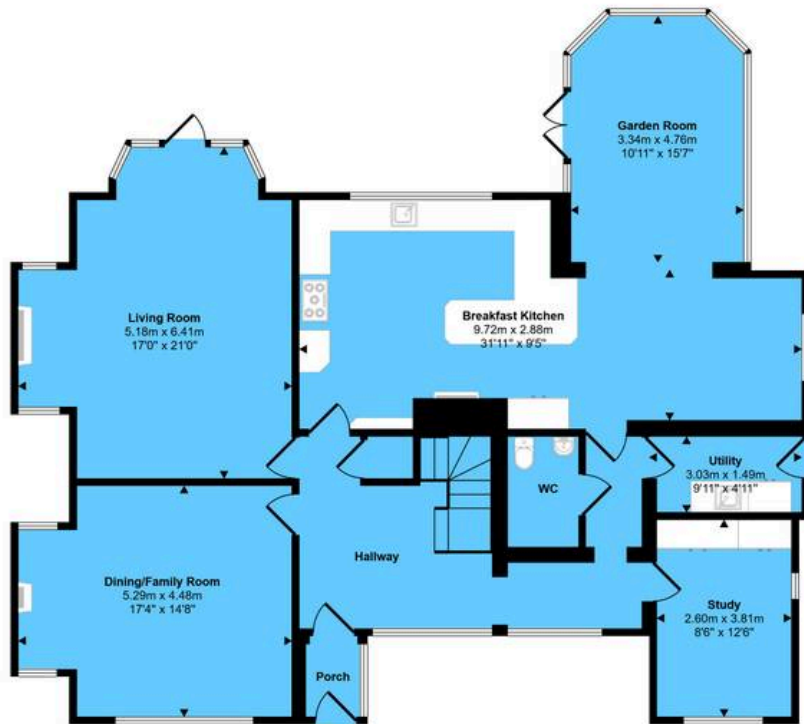


INFORMATION FOR POTENTIAL BUYERS

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.



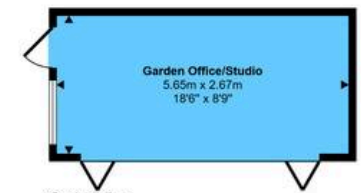
Approx Gross Internal Area
263 sq m / 2829 sq ft



Ground Floor
Approx 148 sq m / 1590 sq ft



First Floor
Approx 100 sq m / 1077 sq ft



Outbuilding
Approx 15 sq m / 162 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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