



Hawkshead Drive, Knowle  
£635,000





## PROPERTY OVERVIEW

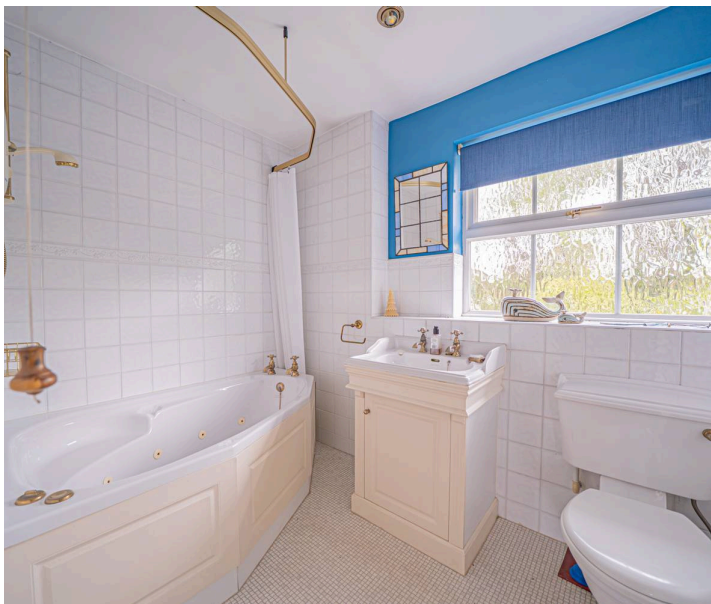
This well-maintained four bedroom detached house is offered to the market with no onward chain and presents an excellent opportunity for families or those seeking a spacious home with scope to update to their own taste.

The property is thoughtfully arranged to provide versatile accommodation, beginning with a welcoming entrance hallway that leads to a generously proportioned living room, ideal for relaxing or entertaining guests. Adjoining the living room, the separate dining room offers ample space for family meals and special occasions, while the large conservatory provides a bright and tranquil setting to enjoy throughout the year.

The kitchen is functional and well kept, with the potential for modernisation to suit contemporary preferences. The ground floor also benefits from a useful utility room and convenient guest WC, adding practicality to the layout.

Upstairs, the principal bedroom benefits from its own en-suite shower room (providing added privacy and convenience), while three further bedrooms offer comfortable accommodation for family members, guests or a home office, and are served by the well-appointed family bathroom, which boasts a luxurious jacuzzi bath.

Additional features include double glazing, gas central heating and plentiful storage throughout the home, including in the loft space. The property benefits from a garage and driveway parking (accommodating multiple vehicles), ensuring practicality for busy households.





The property also features a convenient side entrance, providing access to the rear garden and additional flexibility for day-to-day living.

Situated in a desirable residential area and backing onto a peaceful wooded copse, the house enjoys a pleasant outlook and a sense of seclusion.

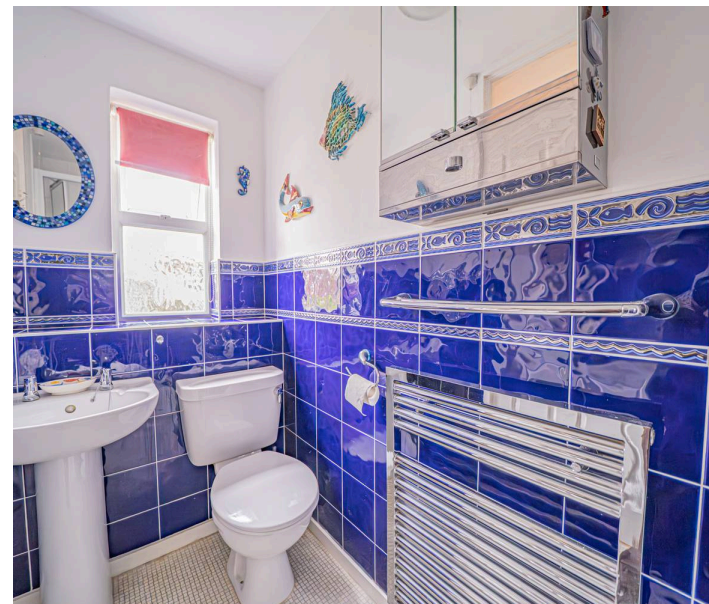
This is a rare opportunity to acquire a detached family home that combines immediate comfort with exciting potential for future enhancement, all within easy reach of local schools, amenities and transport links. Early viewing is highly recommended to appreciate the full appeal and possibilities of this inviting property.

#### 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





- Four Bedroom Detached
- No Onward Chain
- Well Maintained with Scope to Update
- Living Room, Dining Room & Conservatory
- Utility Room & Ground Floor WC
- En-Suite Principal Bedroom
- Plentiful Storage Space Throughout
- Private South Facing Rear Garden
- Garage & Driveway Parking
- Backing Onto Wooded Copse



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

18' 3" x 12' 11" (5.56m x 3.93m)

**DINING ROOM**

13' 0" x 9' 4" (3.96m x 2.84m)

**CONSERVATORY**

15' 1" x 9' 11" (4.60m x 3.01m)

**KITCHEN**

15' 7" x 8' 9" (4.75m x 2.66m)

**UTILITY ROOM**

9' 9" x 8' 5" (2.97m x 2.57m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 1" x 12' 4" (3.98m x 3.75m)

**ENSUITE**

8' 9" x 3' 10" (2.66m x 1.16m)

**BEDROOM TWO**

12' 0" x 11' 2" (3.66m x 3.40m)

**BEDROOM THREE**

9' 9" x 9' 0" (2.96m x 2.75m)

**BEDROOM FOUR**

10' 3" x 7' 11" (3.12m x 2.41m)

**BATHROOM**

8' 3" x 5' 5" (2.51m x 1.66m)

**TOTAL SQUARE FOOTAGE**

162.0 sq.m (1742 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 1" x 8' 11" (5.52m x 2.71m)

### **DRIVEWAY PARKING**

### **SOUTH FACING GARDEN**

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

Bosch integrated oven, Bosch integrated hob, Bosch extractor, fridge, freezer, AEG dishwasher, all carpets, some blinds, garden shed and electric garage door.

### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. 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  
162 sq m / 1742 sq ft



Ground Floor  
Approx 97 sq m / 1047 sq ft

First Floor  
Approx 65 sq m / 694 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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