



Warwick Road, Knowle

Offers Over £1,000,000

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EXCLUSIVE





PROPERTY OVERVIEW

This outstanding opportunity presents a substantial Grade II listed farmhouse located on the outskirts of Knowle Village, offering exceptional scope for modernisation and refurbishment throughout. The property is arranged over three floors and provides superb, flexible accommodation ideal for a growing family or those seeking multi-generational living. The impressive ground floor features four versatile reception rooms (perfect for formal entertaining, a home office, or a playroom), along with an open plan breakfast kitchen that provides a sociable hub for family life. Additionally, there is also access to a large cellar. The first floor comprises four well-proportioned bedrooms, each benefiting from ensuite facilities (ensuring privacy and convenience for all residents). The second floor offers three further bedrooms, with excellent potential to reconfigure the space or add additional ensuite facilities to suit individual requirements. The property is set within a large corner plot, with substantial landscaped gardens to the front and rear, providing a picturesque outlook from every principal room. A superb courtyard and large driveway offer secure parking for over ten vehicles (ideal for families with multiple cars or guests).



This farmhouse combines generous proportions, character features, and an enviable location on the edge of a sought-after village, creating a rare opportunity for buyers looking to create a bespoke family home. The layout and size of the accommodation offer outstanding potential for those wishing to update and personalise the property to their own taste, with ample space for both relaxation and entertaining. Located within easy reach of Knowle's amenities, reputable schools, and transport links, this impressive residence is perfectly positioned for convenient village living while maintaining a sense of seclusion and privacy. Early viewing is highly recommended to appreciate the scale, flexibility, and potential this unique farmhouse has to 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: H

Tenure: Freehold





- Outstanding Opportunity To Acquire A Substantial Grade II Listed Farmhouse Located On The Outskirts Of Knowle Village
- Benefitting From Seven Bedrooms And Four Versatile Reception Rooms
- Set In A Large Corner Plot With Landscaped Gardens And Large Driveway Providing Parking For Over Ten Vehicles
- Superb Accommodation Providing Outstanding Potential To Modernise And Refurbish
- Ground Floor Includes Four Reception Rooms Plus An Open Plan Breakfast Kitchen
- Four Bedrooms To The First Floor All With Ensuite Facilities
- Three Further Bedrooms To The Second Floor With Potential To Reconfigure / Add Additional Ensuite Facilities
- Superb Courtyard Parking For Over Ten Vehicles
- Substantial Landscaped Gardens to The Front And Rear

PORCH

WC

ENTRANCE HALLWAY

RECEPTION ROOM ONE

13' 0" x 15' 5" (3.97m x 4.69m)

RECEPTION ROOM TWO

14' 0" x 14' 9" (4.27m x 4.50m)

RECEPTION ROOM THREE

14' 7" x 15' 7" (4.45m x 4.75m)

RECEPTION ROOM FOUR

13' 3" x 13' 0" (4.05m x 3.96m)

ENSUITE

3' 11" x 6' 7" (1.20m x 2.00m)

BREAKFAST KITCHEN

18' 2" x 15' 2" (5.54m x 4.62m)

**UTILITY**

5' 4" x 15' 3" (1.62m x 4.66m)

FIRST FLOOR**BEDROOM FOUR**

14' 11" x 15' 7" (4.54m x 4.75m)

ENSUITE

8' 6" x 6' 6" (2.60m x 1.99m)

BEDROOM FIVE

14' 9" x 15' 5" (4.50m x 4.70m)

ENSUITE

6' 6" x 5' 2" (1.97m x 1.58m)

BEDROOM SIX

14' 9" x 15' 0" (4.50m x 4.58m)

ENSUITE

7' 1" x 4' 11" (2.16m x 1.51m)

BEDROOM SEVEN

13' 9" x 9' 3" (4.19m x 2.82m)

ENSUITE

5' 1" x 6' 11" (1.56m x 2.11m)

BATHROOM

9' 4" x 8' 2" (2.85m x 2.48m)



SECOND FLOOR

BEDROOM ONE

14' 2" x 38' 7" (4.33m x 11.76m)

BEDROOM TWO

16' 9" x 15' 8" (5.11m x 4.78m)

BEDROOM THREE

14' 6" x 15' 3" (4.43m x 4.65m)

OUTSIDE THE PROPERTY

GARAGE

31' 9" x 20' 9" (9.69m x 6.32m)
available by negotiation

GARAGE LOFT

30' 8" x 18' 0" (9.35m x 5.49m)
available by negotiation

TOTAL SQUARE FOOTAGE

538.0 sq.m (5787 sq.ft) approx.

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

COURTYARD

LANDSCAPED GARDENS

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and domestic/small sewage treatment plant.



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.

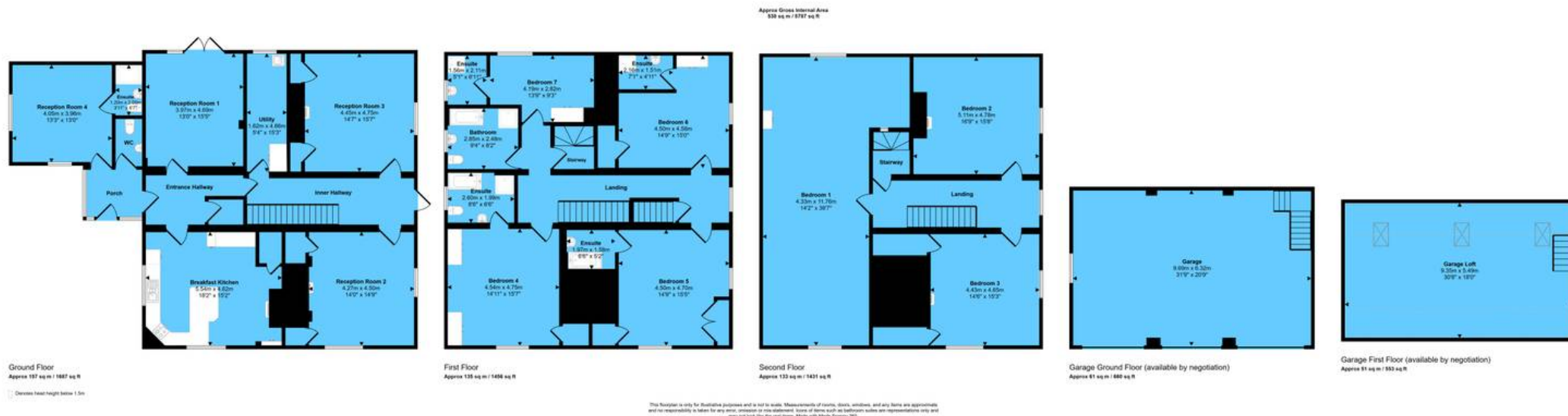
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.







Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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