



Jacobean Lane, Knowle

Guide Price £1,300,000

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PROPERTY OVERVIEW

This superb four bedroom detached property is positioned behind an impressive in and out driveway on one of Knowle's most sought-after roads, offering both privacy and prestige. The spacious accommodation presents excellent scope for extension (subject to planning permission), making it a compelling prospect for those seeking a long-term family home. The ground floor boasts three versatile reception rooms, including a dual aspect living room that is flooded with natural light, a generously proportioned study ideal for home working, and a formal dining room perfect for entertaining. The breakfast kitchen is located at the rear of the property, offering direct access to a practical utility room and the large double garage, providing ample storage and convenience for busy family life. Upstairs, the principal bedroom benefits from a large luxury ensuite, while three further bedrooms are served by a well-appointed family bathroom, ensuring comfort and privacy for all family members. In addition the property enjoys a large landscaped rear garden which is mainly laid with lawn and is further enhanced by an additional garden located to the rear and which is accessed via a farm style gate to the front of the property and access strip to the side of the property. The property also enjoys easy access to Knowle village with its array of amenities, as well as the motorway network and Birmingham Airport, making it ideally situated for commuters and families alike.



Viewing is essential to fully appreciate the size, quality, and potential of this exceptional family home.

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: G

Tenure: Freehold





- Superb Four Bedroom Detached Property Located Behind An In And Out Driveway
- Situated On A Premier Road Of Knowle And Offering Scope For Extension STPP
- Benefitting From Three Reception Rooms Including Dual Aspect Living Room, Large Study And Dining Room
- Breakfast Kitchen Located To The Rear Providing Access Into Utility And A Large Double Garage
- Easy Access Into Knowle Village And The Motorway Network Plus Birmingham Airport
- Principal Bedroom With Large Luxury Ensuite Plus Three Bedrooms And Family Bathroom
- Superb Rear Garden Mainly Laid With Lawn Formal Borders And Providing Access To An Additional Garden With Side Gated Access Down Right Of Way
- Viewing Essential To Fully Appreciate This Superb Family Home

HALLWAY

WC

LIVING ROOM

14' 10" x 23' 11" (4.53m x 7.29m)

DINING ROOM

14' 2" x 11' 7" (4.33m x 3.52m)

STUDY

10' 0" x 11' 7" (3.06m x 3.53m)

BREAKFAST KITCHEN

15' 0" x 11' 7" (4.56m x 3.52m)

UTILITY

10' 4" x 6' 7" (3.14m x 2.01m)



INTEGRAL DOUBLE GARAGE
20' 5" x 18' 5" (6.23m x 5.62m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM
15' 1" x 13' 10" (4.59m x 4.22m)

ENSUITE
6' 10" x 9' 4" (2.08m x 2.85m)

BEDROOM TWO
14' 9" x 12' 8" (4.49m x 3.87m)

BEDROOM THREE
15' 0" x 10' 7" (4.56m x 3.22m)

BEDROOM FOUR
10' 10" x 9' 3" (3.31m x 2.83m)

BATHROOM
11' 2" x 9' 5" (3.40m x 2.87m)

TOTAL SQUARE FOOTAGE
250.0 sq.m (2696 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, underfloor heating, garden shed and electric garage door and all blinds.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). 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.

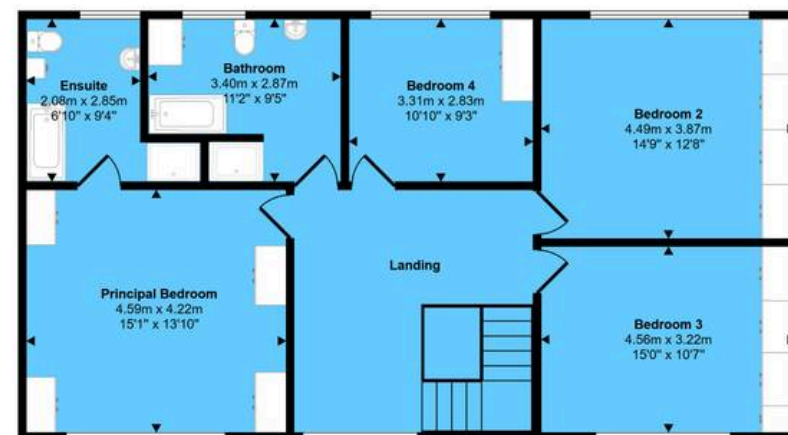


Approx Gross Internal Area
250 sq m / 2696 sq ft



Ground Floor
Approx 151 sq m / 1630 sq ft

Denotes head height below 1.5m



First Floor
Approx 99 sq m / 1066 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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