



Hillmorton Road, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

This extended four bedroom detached house presents an exceptional opportunity for families seeking a spacious and versatile home set in a prime location adjacent to Knowle Park. Approached via a large tarmac driveway, the property benefits from ample parking and a double tandem garage (ideal for additional vehicles or storage). Upon entering, the welcoming entrance hallway leads to a well proportioned front reception room, enhanced by a charming bay window that provides plenty of natural light. A second reception room is situated at the rear of the property, featuring patio doors which create a bright and inviting atmosphere, perfect for both relaxing and entertaining. The fully fitted breakfast kitchen is located at the rear, and is supported by a spacious utility room, providing excellent practicality for busy family life. Upstairs, four generously sized bedrooms provide comfortable accommodation for all the family, each serviced by a family bathroom. There is also potential to extend the property further (subject to the necessary planning permission), making it an ideal choice for those looking to create their dream family home. The location is particularly desirable, being within walking distance to Knowle village and its wide array of amenities, including shops, restaurants, and excellent local schools.



Furthermore, the house is set within the prestigious Arden Academy catchment area, making it a sought after option for families prioritising education. This impressive home combines generous living space, flexible accommodation, and a superb setting, making it a rare find in one of the area's most desirable residential locations. Early viewing is highly recommended to fully appreciate the quality and potential of this outstanding 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





- Extended Four Bedroom Detached House Located Adjacent To Knowle Park
- Set Behind A Large Tarmac Driveway Which Is Supported By A Double Tandem Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Well Proportioned Reception Room To The Front With A Bay Window & A Second Reception Room To The Rear With Patio Doors
- Located To The Rear Of The Property Is A Fully Fitted Breakfast Kitchen Which Is Supported By A Well Proportioned Utility Room
- Located On The First Floor Are Four Well Proportioned Bedrooms All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Good Size South Facing Garden Which Has Been Landscaped & Features A Full Width Patio
- Potential To Extend Subject To The Necessary Planning Permission
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM ONE

12' 2" x 18' 9" (3.72m x 5.72m)

RECEPTION ROOM TWO

10' 0" x 13' 10" (3.04m x 4.22m)

BREAKFAST KITCHEN

10' 2" x 14' 1" (3.10m x 4.30m)

UTILITY

8' 0" x 11' 2" (2.44m x 3.41m)



INTEGRAL TANDEM GARAGE
8' 4" x 27' 10" (2.55m x 8.49m)

FIRST FLOOR

BEDROOM ONE
11' 1" x 15' 5" (3.37m x 4.71m)

BEDROOM TWO
13' 3" x 8' 5" (4.04m x 2.57m)

BEDROOM THREE
7' 0" x 11' 4" (2.14m x 3.45m)

BEDROOM FOUR
9' 4" x 7' 3" (2.85m x 2.20m)

BATHROOM
6' 3" x 7' 9" (1.90m x 2.37m)

TOTAL SQUARE FOOTAGE
149.0 sq.m (1608 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE
TBC

ADDITIONAL INFORMATION
Services - mains gas, electricity and sewers. Loft space - part boarded.

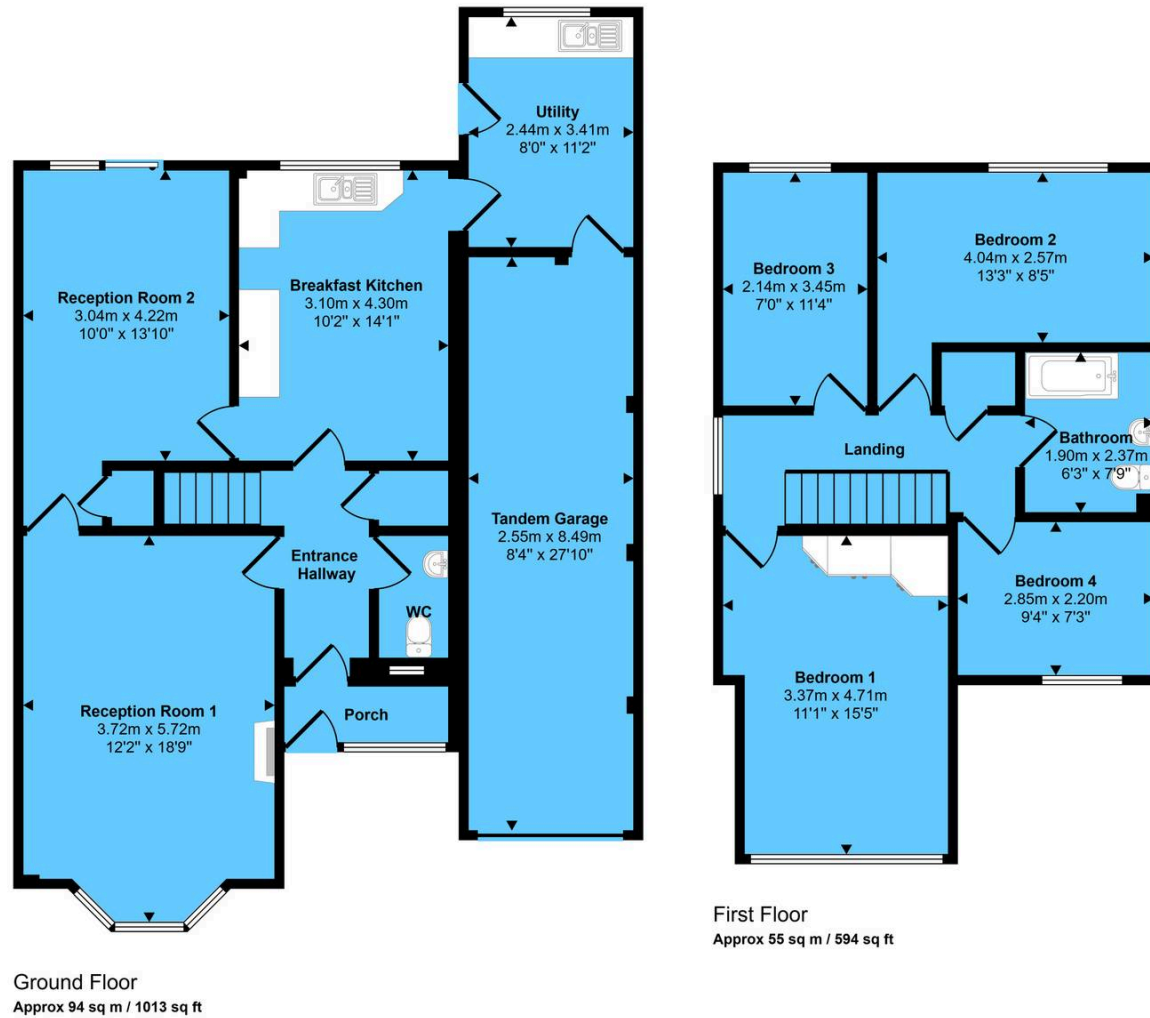


INFORMATION FOR POTENTIAL BUYERS

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
149 sq m / 1608 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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