



Willowbank Road, Knowle

Guide Price £850,000





PROPERTY OVERVIEW

This significantly extended five bedroom detached property presents an exceptional opportunity for families seeking substantial and versatile accommodation in a highly desirable location. Set behind a large frontage, the home welcomes you with a block paved driveway that provides ample parking and leads directly to a generous garage (ideal for storage or additional vehicle space). Upon entering, the spacious hallway creates an immediate sense of light and openness, with a convenient guest cloakroom situated nearby. The ground floor is thoughtfully arranged to suit modern family living, offering three well-proportioned reception rooms including a comfortable living room for relaxation, a versatile family room that could be adapted as a playroom or snug, and a dedicated study (perfect for home working or quiet reading). The heart of the home is the impressive open plan kitchen and dining area, which features a sleek granite worksurface, an integrated Rangemaster cooker, and French doors that seamlessly connect the indoors to the landscaped rear garden. Upstairs, five bedrooms provide ample space for growing families or visiting guests, with the principal bedroom benefitting from fitted wardrobes and a luxury ensuite bathroom (designed with both style and comfort in mind).



The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring practicality and convenience for busy households. Throughout, the property is finished to a high standard, blending classic features with contemporary touches to create a warm and welcoming environment. Rarely available on the market, with the current owners having enjoyed the home for some 25 years, this superb family residence offers a unique combination of space, flexibility, and quality. The large, private rear garden is a notable highlight, mainly laid to lawn and thoughtfully landscaped to provide a safe and attractive environment for all ages. With its impressive proportions, extensive accommodation, and sought-after setting, this outstanding home is perfectly suited to those looking to secure a long-term family base in a prime residential area. Early viewing is highly recommended to appreciate the full extent of what this remarkable property has to offer.

- Significantly Extended Five Bedroom Detached Property Affording Exceptional Family Accommodation
- Set Behind A Large Frontage With Block Paved Driveway Providing Ample Parking And Leading To Garage
- Ground Floor Accommodation Includes Entrance Hallway, Guest Cloakroom Plus Three Reception Rooms Including Living Room, Family Room And Study
- Open Plan Kitchen / Diner With Granite Worksurface, Integrated Rangemaster Cooker And French Doors Leading To Landscaped Rear Garden
- Five Bedrooms To First Floor And Two Bathrooms
- Principal Bedroom With Fitted Wardrobes And Luxury Ensuite
- Remaining Bedrooms Serviced Via Family Bathroom
- Large Landscaped And Private Rear Garden Is An Outstanding Feature Of The Property Which Is Mainly Laid With Lawn
- Superb Family Home Last On The Market Some 25 Years Ago



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



HALLWAY

WC

LIVING ROOM

11' 7" x 18' 9" (3.52m x 5.71m)

FAMILY ROOM

9' 6" x 13' 4" (2.90m x 4.06m)

STUDY

7' 3" x 17' 0" (2.22m x 5.17m)

KITCHEN

10' 2" x 13' 5" (3.11m x 4.08m)

DINING AREA

16' 3" x 8' 3" (4.95m x 2.52m)

UTILITY

7' 7" x 4' 10" (2.30m x 1.47m)

INTEGRAL GARAGE

7' 7" x 13' 2" (2.30m x 4.01m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 7" x 17' 5" (3.52m x 5.32m)

ENSUITE

5' 3" x 5' 11" (1.59m x 1.81m)

BEDROOM TWO

16' 1" x 10' 5" (4.91m x 3.18m)

BEDROOM THREE

12' 7" x 10' 6" (3.84m x 3.20m)

**BEDROOM FOUR**

7' 4" x 12' 6" (2.24m x 3.82m)

BEDROOM FIVE

7' 10" x 9' 8" (2.40m x 2.94m)

BATHROOM

7' 1" x 5' 3" (2.17m x 1.60m)

TOTAL SQUARE FOOTAGE

175.0 sq.m (1882 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, extractor, Bosch fridge/freezer, Bosch dishwasher, garden shed, all carpets and blinds, some curtains and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - boarded.



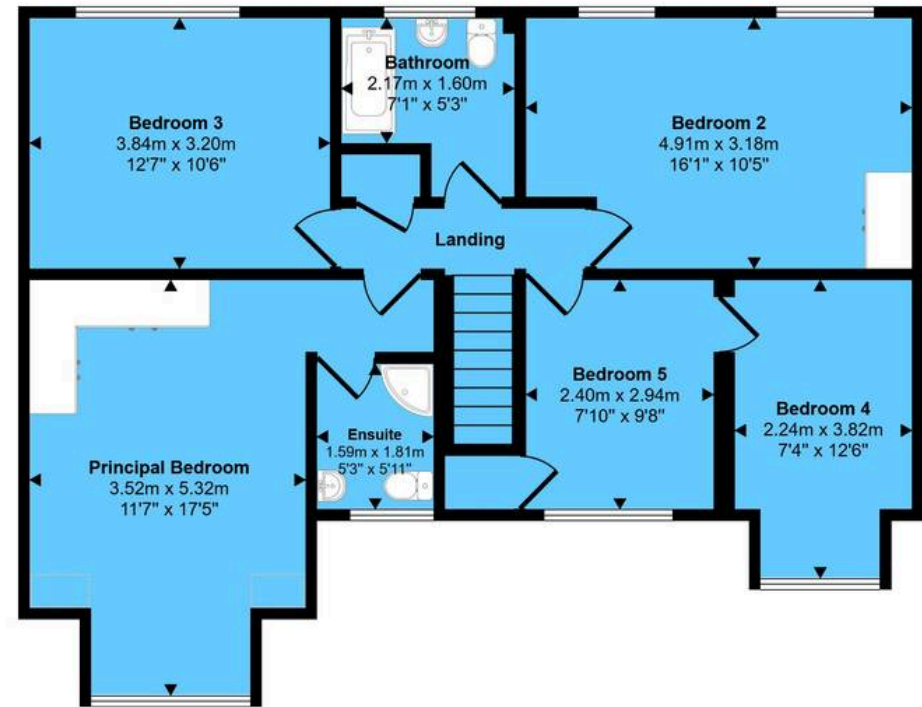
INFORMATION FOR POTENTIAL BUYERS

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
175 sq m / 1882 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.

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