



Lodge Road, Knowle

Guide Price £750,000





PROPERTY OVERVIEW

This superb three bedroom detached property presents an exceptional opportunity to acquire a spacious and beautifully maintained family home, ideally positioned just a short walk from the heart of Knowle village. Set on a wide plot with a desirable westerly aspect to the rear and backing directly onto Knowle Park, the property offers both privacy and an attractive outlook. The residence is approached via a large block paved driveway, providing ample parking for multiple vehicles and convenient access into the attached garage. Upon entering, you are welcomed into the hallway that leads to a generously proportioned open plan living and dining room benefitting from immense amounts of natural light, perfect for both family gatherings and entertaining guests. A separate study provides a quiet space for home working or reading, ensuring versatility for modern lifestyles. The modern breakfast kitchen, located at the rear of the property, is fitted with contemporary units and appliances, and enjoys pleasant garden views, making it a delightful space for every-day living. Upstairs, the first floor accommodates three excellent bedrooms, each offering comfortable proportions. The family bathroom is well-appointed and serves the bedrooms effectively.



The property benefits from a westerly facing, beautifully landscaped rear garden, which enhances the sense of space and tranquillity throughout the home. This is a rare opportunity to secure a detached property in such an outstanding location, with easy walking distance to all local amenities, highly regarded schools, and the picturesque parkland of Knowle. Viewing is essential to fully appreciate the spacious, bright, and airy accommodation. Whether you are seeking convenient access to village life or a flexible family home in a sought-after area, this property is sure to impress.

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





- Superb Three Bedroom Detached Property Located A Short Walk Into Knowle Village
- Set On A Wide Plot With A Westerly Aspect To the Rear And Backing Onto Knowle Park
- Set Behind A Large Block Paved Driveway With Ample Parking And Access Into Garage
- Large Open Plan Living / Dining Room Plus Separate Study
- Modern Breakfast Kitchen To Rear
- Three Excellent Bedrooms To the First Floor With Family Bathroom
- Westerly Facing And Beautifully Landscaped Rear Garden
- Viewing Essential To Appreciate The Spacious, Bright And Airy Detached Property With An Outstanding Location
- Easy Walking Distance To All Local Amenities And Schools

PORCH

HALLWAY

WC

LIVING & DINING ROOM

31' 10" x 23' 4" (9.70m x 7.10m)

STUDY

8' 5" x 11' 7" (2.56m x 3.53m)

BREAKFAST KITCHEN

11' 7" x 11' 9" (3.52m x 3.59m)

UTILITY

8' 9" x 8' 2" (2.66m x 2.48m)



FIRST FLOOR

BEDROOM ONE

12' 7" x 10' 8" (3.83m x 3.24m)

BEDROOM TWO

9' 11" x 11' 11" (3.01m x 3.62m)

BEDROOM THREE

8' 10" x 8' 2" (2.68m x 2.50m)

BATHROOM

5' 4" x 7' 4" (1.63m x 2.24m)

OUTSIDE THE PROPERTY

GARAGE

9' 8" x 19' 11" (2.95m x 6.08m)

TOTAL SQUARE FOOTAGE

159.0 sq.m (1713 sq.ft) approx.

LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFULLY LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff Integrated oven, AEG Integrated hob, AEG Extractor, boiling water tap, Garden shed, All carpets, curtains and blinds, some light fittings and fitted wardrobes in three bedrooms and the hall.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). 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.

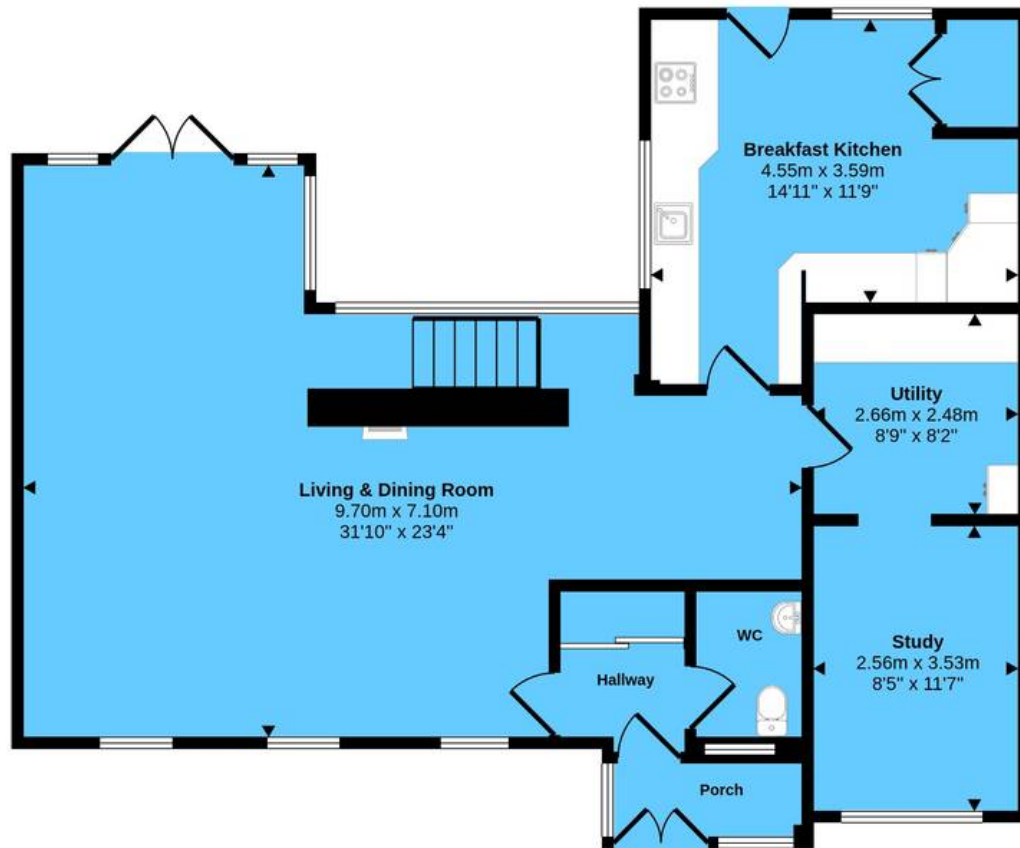
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

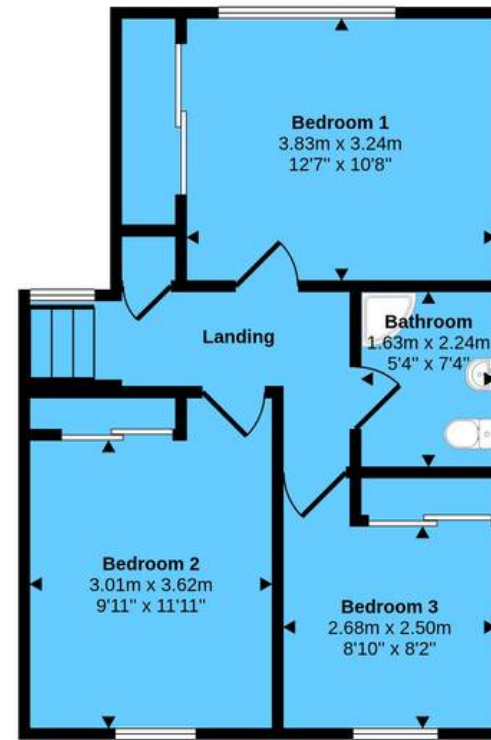
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



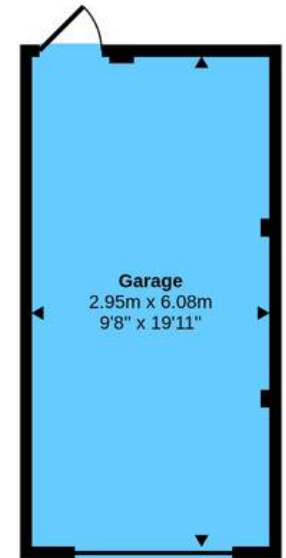
Approx Gross Internal Area
159 sq m / 1713 sq ft



Ground Floor
Approx 94 sq m / 1009 sq ft



First Floor
Approx 47 sq m / 511 sq ft



Garage
Approx 18 sq m / 193 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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