



High Trees Road, Knowle

Guide Price £950,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

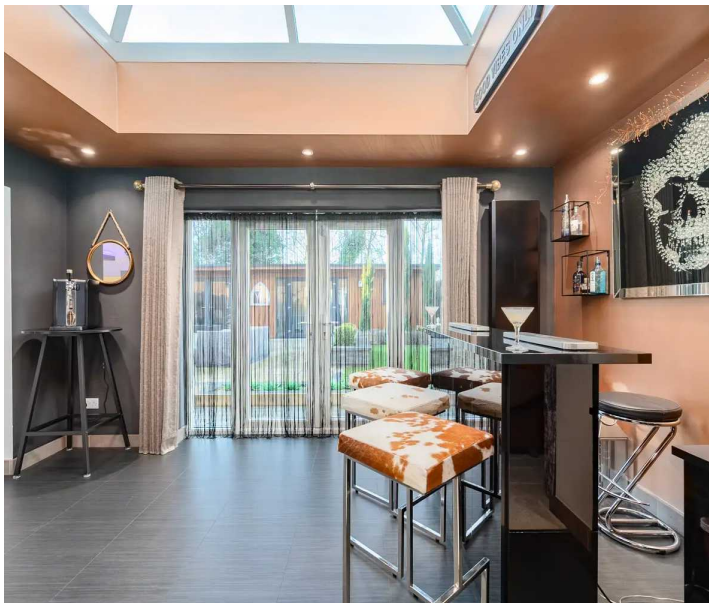
Located on a highly sought after road of Knowle is this significantly extended and absolutely stunning four bedroom detached property which truly requires internal inspection to be fully appreciated. The present owners have substantially extended and improved the property to provide a superb family home with extensive open plan living and four double bedrooms and three luxury bathrooms. The property is set back behind a tarmac driveway providing ample parking and is accessed via a large and bright entrance hallway leading to all ground floor accommodation. The heart of the property is the magnificent open plan breakfast kitchen and family room which includes a large bespoke split Corian / Wooden breakfast bar, a modern fitted kitchen with an extensive range of appliances and drawer units, Amtico flooring and French doors opening to the rear garden. The kitchen opens into a superb living area with feature electric fire and also opens into a entertainment area with bar and French doors to the rear patio, separate snug and dining room. To the front of the property is a large utility accessed off the entrance hallway which in turn leads into the garage.





Also off the hallway is a cloaks cupboard and modern guest cloakroom. To the first floor are four double bedrooms two of which have luxury ensuite facilities and the remaining bedrooms serviced via a luxury family bathroom. The principal bedroom is a particular feature of the property with a Juliet style balcony over looking the rear garden, extensive fitted wardrobes and a large luxury ensuite. Bedroom two also affords a walk in wardrobe and ensuite facilities. In addition to the four double bedrooms is a study which is currently used as a further dressing room / walk in wardrobe. For those seeking to work from home, or have a separate gym, the property affords two garden rooms both with heating and power offering extreme versatility to be used as any incumbent buyer sees fit. These are located to the rear of the low maintenance and south westerly facing rear garden which is fully paved and includes an area of synthetic grass. To view this superb family home please contact Xact Homes on 01564 777284.

- Significantly Extended & Absolutely Stunning
- Four Bedroom Detached
- Internal Inspection Highly Recommended
- Set On Sought After Road Of Knowle
- Finished To The Highest Standard Throughout
- Breakfast Kitchen/Family Room
- Separate Dining Room
- Three Luxury Bathrooms





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

HALL

KITCHEN/FAMILY ROOM

24' 1" x 19' 2" (7.35m x 5.85m)

LIVING AREA

18' 6" x 12' 0" (5.65m x 3.65m)

ENTERTAINMENT AREA

13' 9" x 7' 10" (4.20m x 2.40m)

**SNUG**

11' 10" x 11' 10" (3.60m x 3.60m)

DINING ROOM

16' 1" x 10' 10" (4.90m x 3.30m)

WC**UTILITY**

14' 9" x 6' 9" (4.50m x 2.05m)

FIRST FLOOR**PRINCIPAL BEDROOM**

20' 10" x 19' 4" (6.35m x 5.90m)

ENSUITE

8' 0" x 6' 3" (2.45m x 1.90m)

BEDROOM TWO

15' 1" x 13' 9" (4.60m x 4.20m)

WALK IN WARDROBE**ENSUITE**

10' 10" x 3' 3" (3.30m x 1.00m)

BEDROOM THREE

14' 5" x 12' 0" (4.40m x 3.65m)

BEDROOM FOUR

9' 8" x 8' 10" (2.95m x 2.70m)

STUDY

5' 7" x 6' 11" (1.70m x 2.10m)

BATHROOM

10' 10" x 6' 1" (3.30m x 1.85m)

OUTSIDE THE PROPERTY**INTEGRAL GARAGE**

18' 3" x 11' 10" (5.55m x 3.60m)

OFF ROAD PARKING**SOUTH WEST FACING REAR GARDEN**

**GARDEN ROOM**

17' 1" x 9' 2" (5.20m x 2.80m)

WC**GARDEN ROOM/GYM**

18' 10" x 9' 2" (5.75m x 2.80m)

ADDITIONAL INFORMATION

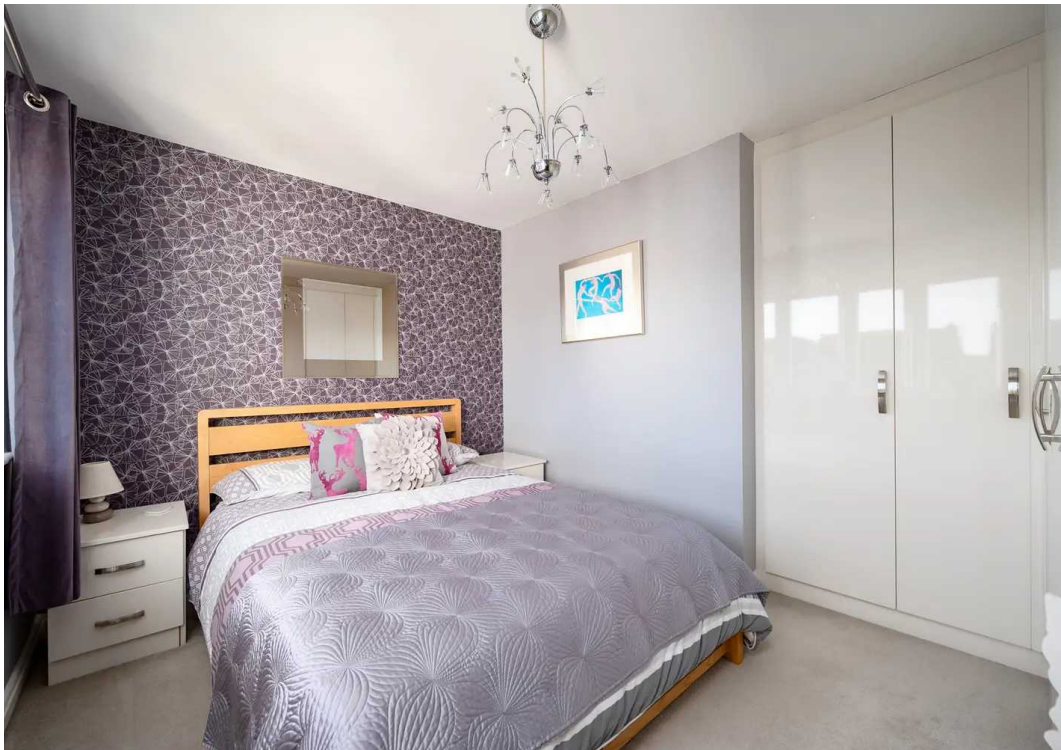
Services: water meter, mains gas, electricity and sewers
Broadband: BT. Loft Space: boarded with lighting

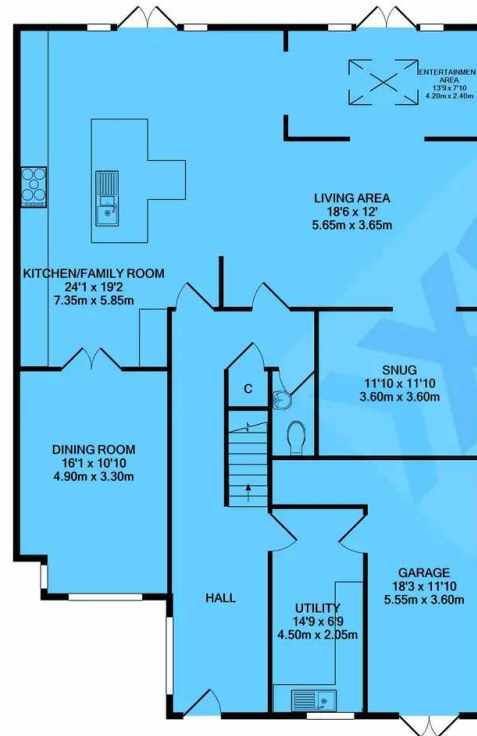
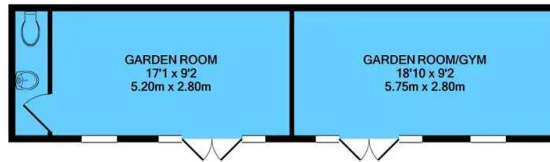
ITEMS INCLUDED IN THE SALE

Bosch integrated oven, integrated hob, extractor, Bosch microwave, Bosch fridge, Bosch freezer, Bosch dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms, two garden rooms and CCTV.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR
APPROX. FLOOR
AREA 1863 SQ.FT.
(173.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1247 SQ.FT.
(115.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3110 SQ.FT. (288.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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