



Grove Road, Knowle

Guide Price £2,500,000

xact
EXCLUSIVE



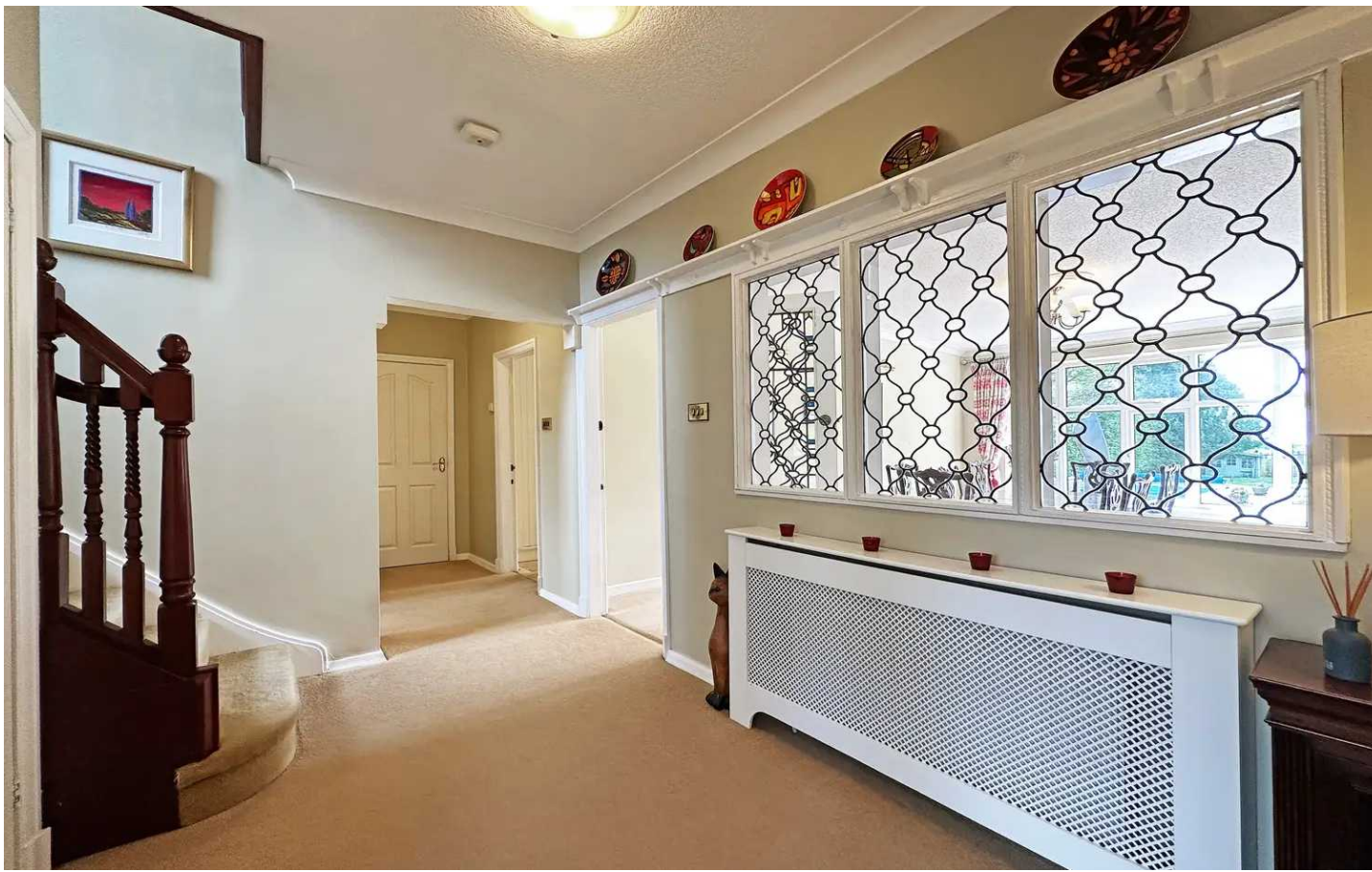


PROPERTY OVERVIEW

This magnificent traditional detached property is an exemplary family home that offers elegance, space, and a prime location. This imposing residence is situated approximately one mile away from Dorridge Station, making it ideal for those who are looking for the convenience of access into London or Birmingham. The property has been thoughtfully and significantly extended by the present owners, resulting in an impressive six double bedroom, five bathroom and five generous reception rooms to the ground floor, in all approaching 5,000 sq feet.

Perfectly positioned equidistant between the villages of Knowle and Dorridge, this large family home boasts a highly desirable location and is set within approximately 0.75 of an acre and offers superb space both inside and out. The large southerly facing rear garden ensures an abundance of natural light throughout the day, while providing a tranquil sanctuary for outdoor activities and relaxation.





As you approach the property, you are welcomed by a wide frontage, accompanied by a large split block paved and tarmac driveway allowing parking for multiple vehicles as well as a tandem garage. Upon entering the property, you are greeted by an entrance porch and entrance hallway, leading to five beautiful reception rooms each exuding their own distinct charm and functionality. The living room, dining room, games room, family room, and office cater to various needs and preferences, ensuring ample space for entertaining guests or simply retreating for quiet moments of relaxation.

Accommodating everyone within the family, and all set over the first floor, are six double bedrooms all with fitted wardrobes and three of which have their own ensuite facility. The remaining bedrooms are serviced via the large family bathroom. One of the highlights of this home lies within its large principal and guest bedroom, located to either wing and each featuring their own ensuite bathrooms and both offering outstanding views to the rear garden.





Returning to the ground floor, the heart of this home is the breakfast kitchen, which has been extended to the rear and affords outstanding views and access to the terrace and swimming pool and is fitted with a range of base wall and drawer units, feature central island with granite work surface over and a range of integrated appliances. The kitchen also affords ample room for breakfast table and chairs or soft furnishings and also provides convenient access into a large utility, downstairs shower room and courtesy door leading into the garage.

Outside, the property boasts a large landscaped and private rear garden with outstanding views to green belt fields beyond. Immediately to the rear of the property is a full width paved patio and terrace which includes a superb swimming pool. The rear garden is mainly laid to lawn with formal borders to the right hand boundary, decorative gazebo located midway, summerhouse and children's climbing frame to the rear.





In conclusion, this traditional and extended detached property presents an exceptional and rare opportunity for those seeking an elegant, spacious, and conveniently located family home which also has the benefit of being offered to the market with no upward chain. The expansive living spaces combine to create a truly remarkable residence set within a prime location, with a stunning garden, six double bedrooms and five reception rooms. This property is simply enticing and is sure to suit the most discerning of buyers. Please contact Xact Homes on 01564 777284 for your private viewing.





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





- NO UPWARD CHAIN
- Truly Stunning Six Double Bedroom Traditional Detached Property
- Set Behind Wide Frontage & Large Driveway
- Significantly Extended & Offering Five Reception Rooms
- Located Within Approximately 0.75 Of An Acre
- Large Open Plan Breakfast Kitchen
- Stunning Rear Garden With Views To Open Fields
- Outstanding & Rare Opportunity
- Set Within A Prime Location Of Knowle And Approximately One Mile From Dorrige Station



**ENTRANCE PORCH**

6' 1" x 4' 7" (1.85m x 1.40m)

ENTRANCE HALLWAY

19' 6" x 7' 1" (5.95m x 2.15m)

WC**LIVING ROOM**

27' 5" x 13' 0" (8.35m x 3.95m)

DINING ROOM

18' 10" x 13' 0" (5.75m x 3.95m)

GAMES ROOM

20' 10" x 15' 11" (6.35m x 4.85m)

FAMILY ROOM

15' 11" x 13' 11" (4.85m x 4.25m)

OFFICE

11' 4" x 10' 0" (3.45m x 3.05m)

BREAKFAST KITCHEN

25' 9" x 16' 7" (7.85m x 5.05m)

UTILITY ROOM

25' 9" x 8' 6" (7.85m x 2.60m)

SHOWER ROOM

6' 7" x 4' 11" (2.00m x 1.50m)

PUMP ROOM

7' 1" x 4' 11" (2.15m x 1.50m)





FIRST FLOOR

PRINCIPAL BEDROOM

19' 2" x 18' 10" (5.85m x 5.75m)

ENSUITE

8' 8" x 4' 9" (2.65m x 1.45m)

BEDROOM TWO

19' 6" x 12' 6" (5.95m x 3.80m)

BEDROOM THREE

13' 1" x 15' 9" (4.00m x 4.80m)

ENSUITE

6' 1" x 11' 6" (1.85m x 3.50m)

BEDROOM FOUR

10' 10" x 15' 9" (3.30m x 4.80m)

ENSUITE

4' 1" x 8' 2" (1.25m x 2.50m)

BEDROOM FIVE

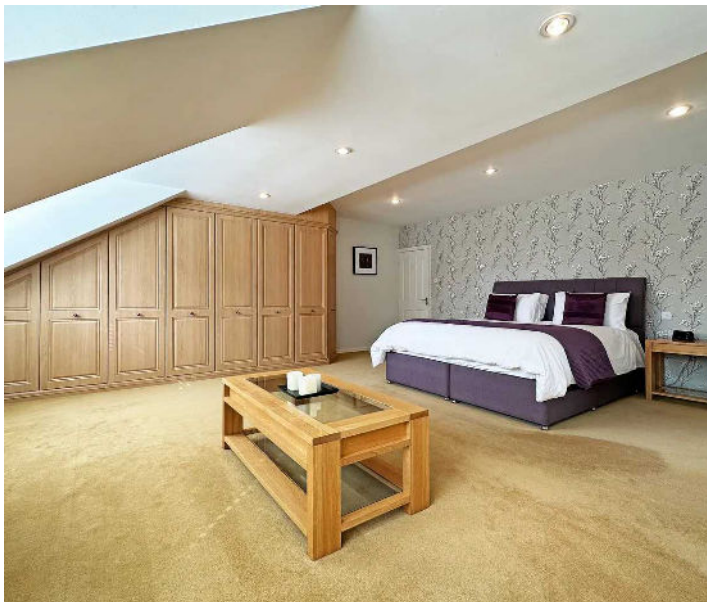
15' 9" x 13' 0" (4.80m x 3.95m)

BEDROOM SIX

13' 11" x 13' 0" (4.25m x 3.95m)

BATHROOM

10' 1" x 11' 4" (3.08m x 3.45m)





OUTSIDE THE PROPERTY

SOUTHERLY FACING REAR GARDEN

TANDEM GARAGE

25' 11" x 12' 4" (7.90m x 3.75m)

SWIMMING POOL

TOTAL SQUARE FOOTAGE

384 sq.m (4133 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Extractor, integrated fridge, (freestanding fridge freezer and Stoves range oven: negotiable), dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three, four, five and six, all light fittings and garden shed.

FURTHER ITEMS INCLUDED IN THE SALE

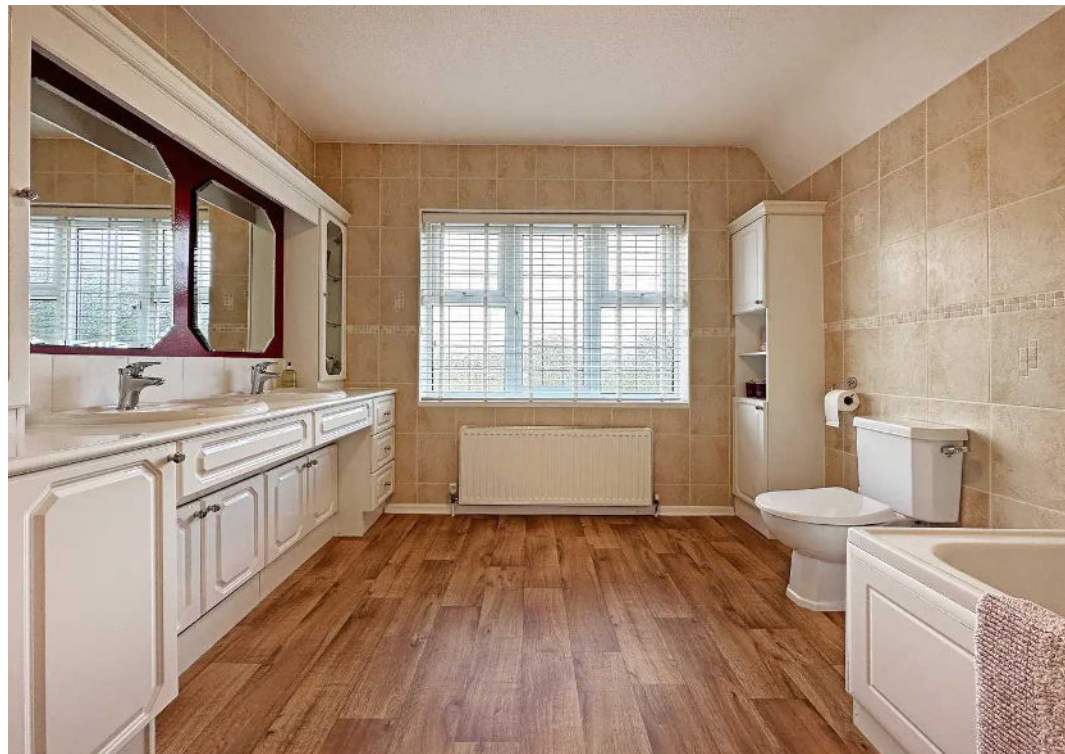
Gazebo, summerhouse and climbing frame.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Plusnet Fibre-Optic. Loft Space: part boarded with lighting

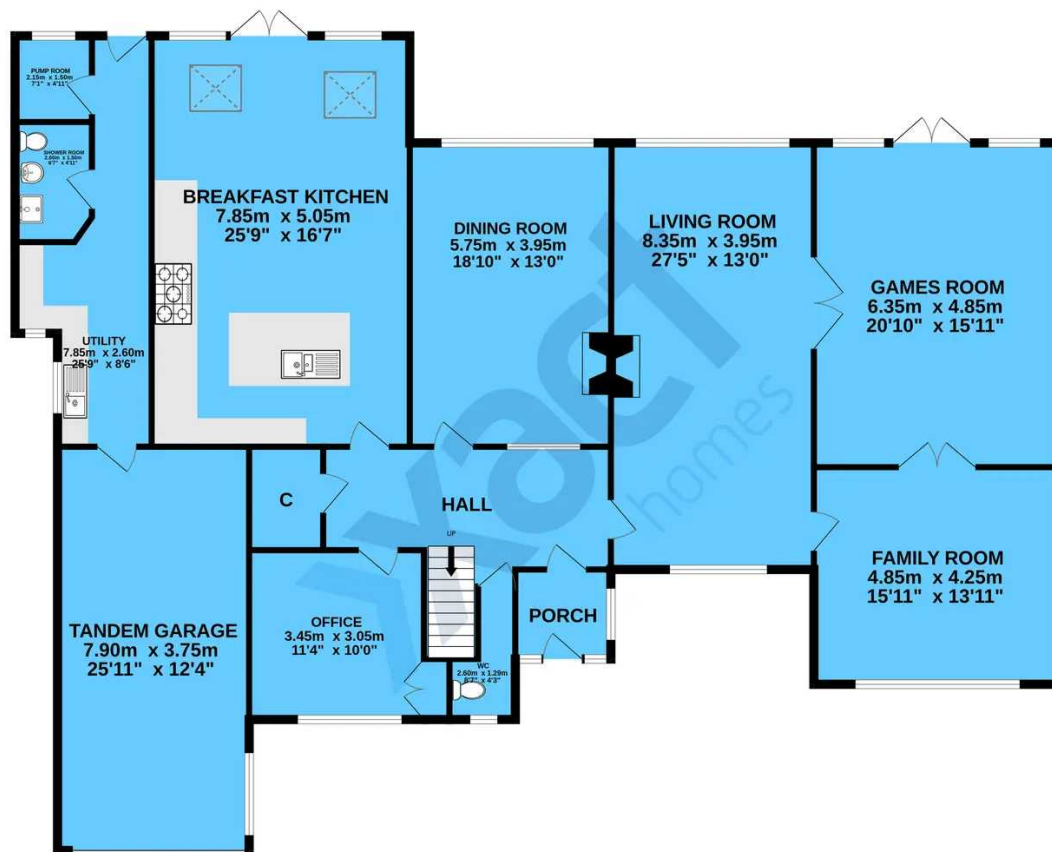
MONEY LAUNDERING REGULATIONS

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.





72 GROVE ROAD -
GROUND FLOOR



TOTAL FLOOR AREA : 216.0 sq.m. (2325 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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72 GROVE ROAD -1ST FLOOR



TOTAL FLOOR AREA: 168.0 sq.m. (1808 sq.ft.) approx.

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