



## Smiths Lane, Knowle

Guide Price £649,950



## PROPERTY OVERVIEW

Introducing The Barn, a charming and meticulously renovated home that exudes character with its blend of original external features and contemporary finishes. Nestled in a desirable location, this property seamlessly combines rustic charm with modern convenience.

Step into the ground floor where you will find a spacious and stylish kitchen and dining area, perfect for entertaining guests. The separate living room offers a cosy space to relax and unwind, while the utility area and downstairs toilet provide added convenience.

On the second floor, original features take center stage with vaulted ceilings in the principal bedroom, showcasing the craftsmanship and history of this unique residence. Exposed brickwork and wooden beams extend across the width of the property, creating a homely and inviting atmosphere.

The Barn also features a beautifully exposed carport, conveniently accessed via an external door, ensuring easy parking and storage.





Now is the perfect time to arrange a viewing and fully appreciate the character and potential of this extraordinary property. Don't miss this opportunity to make The Barn your new home. Contact our team today to arrange a personal tour.

#### 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: E

Tenure: Freehold

- Two Bedroom Barn Conversion
- Renovated By Calm Homes
- High Spec Finish Throughout
- Excellent Rural Location
- Fitted Kitchen
- Spacious Living Room
- Two Double Bedrooms
- Lawn Garden With Patio
- Carport





#### ENTRANCE HALL

#### KITCHEN / DINING AREA

14' 5" x 11' 3" (4.39m x 3.43m)

#### LIVING ROOM

19' 10" x 14' 10" (6.05m x 4.51m)

#### UTILITY AREA

6' 0" x 4' 3" (1.83m x 1.30m)

#### WC

6' 9" x 4' 2" (2.06m x 1.26m)

#### SECOND FLOOR

#### PRINCIPAL BEDROOM

15' 9" x 11' 10" (4.79m x 3.61m)

#### BEDROOM TWO

14' 2" x 10' 5" (4.33m x 3.17m)

#### BATHROOM

7' 6" x 7' 1" (2.28m x 2.15m)

#### TOTAL SQUARE FOOTAGE

Total floor area: 116.0 sq.m. = 1249 sq.ft. approx.

#### OUTSIDE THE PROPERTY

#### CARPORT



**ITEMS INCLUDED IN SALE**

Siemens integrated oven, integrated hob, extractor, microwave, Hotpoint fridge, Hotpoint freezer, Siemens dishwasher, all carpets and underfloor heating.

**ADDITIONAL INFORMATION**

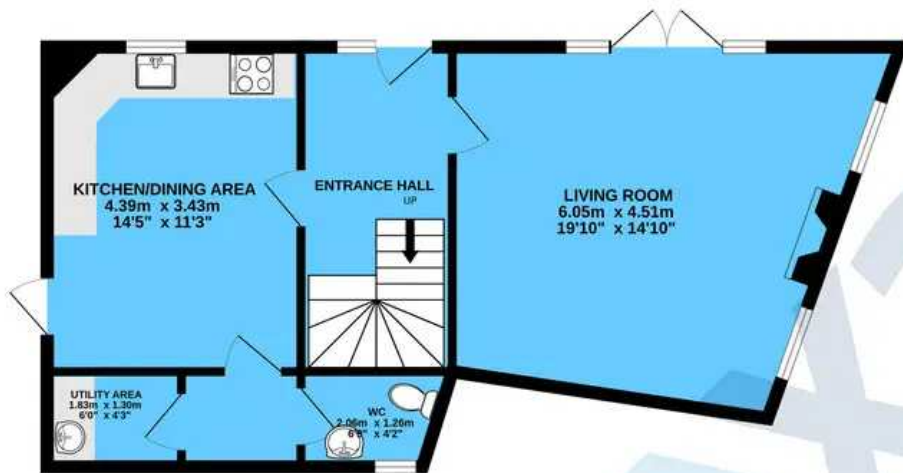
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Service charge - £900.00 (pa).

**MONEY LAUNDERING REGULATIONS**

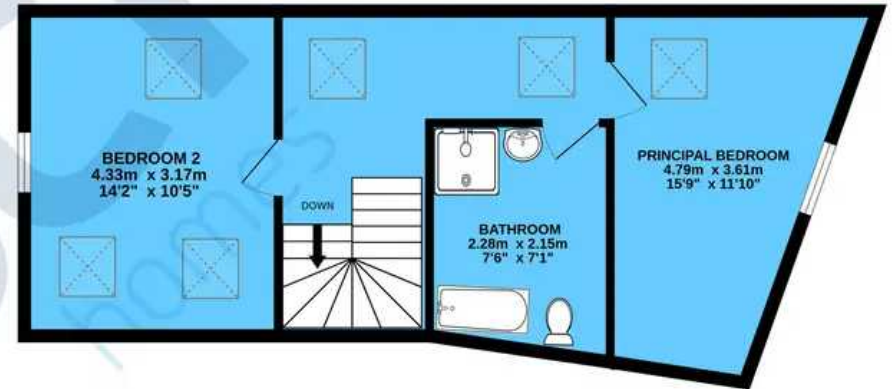
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 116.0 sq.m. (1249 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.  
Made with Metropix ©2023

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

