



The Convent, Rising Lane, Knowle

Guide Price £1,000,000

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PROPERTY OVERVIEW

Welcome to this outstanding four-bedroom property, part of a secure development tucked away within the peaceful hamlet of Baddersley Clinton. Boasting a stunning presentation throughout and benefitting from the balance of a 10-year new build guarantee, this residence is a true gem with the added benefit of no upward chain. Upon arrival, you are greeted by a private gated entrance providing access to The Covent and also providing extensive visitor parking. The Tabernacle, is accessed via a beautifully landscaped courtyard leading to an inviting entrance hallway that in turn leads to various functional spaces including as a snug / study to the front elevation, useful utility room, and a guest cloakroom with additional storage. The heart of the home lies in the magnificent L-shaped open-plan kitchen/dining and living room located at the rear of the property. The kitchen includes a range of high end fitted appliances, a large feature central island, space for dining table and chairs and a seamless flow into the living area which all blend to provide functionality and elegance. The property is equipped with modern amenities including underfloor heating via an air source heat pump on the ground floor, CAT 5 cabling throughout, and integrated surround sound, ensuring a comfortable and connected lifestyle.



The beautifully landscaped rear garden is accessible through three sets of French doors from the kitchen / dining and living area, leading to a full-width patio ideal for alfresco dining and relaxation. Additionally, the garden affords a pedestrian gate providing access to a single garage located at the rear of the property. Upstairs, you will find four double bedrooms and three luxury bathrooms, offering ample space and comfort for the whole family. The principal bedroom located at the rear of the property features extensive fitted wardrobes and a large luxury ensuite, providing a peaceful retreat within the home. The property is impeccably maintained both inside and out, and being set within a private development enhances the privacy and tranquility. The development also features communal memorial gardens, adding a touch of serenity and history to the surroundings. Don't miss out on the opportunity to own this immaculate property within a sought-after setting. Contact us today to arrange a viewing and experience the charm and elegance this residence has to offer.





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: Share of Freehold





- Part Of A Stunning Secure Development Set Behind Private Gated Entrance Within The Hamlet Of Baddersley Clinton
- Outstanding Four Bedroom Property Benefitting From The Balance Of 10 Year New Build Guarantee
- Beautifully Presented Throughout And Benefitting From No Upward Chain
- Underfloor Heating Via Air Source Heat Pump To Ground Floor, CAT 5 Cabling Throughout And Integrated Surround Sound
- Accessed Via Large Entrance Hallway With Access To Snug / Study, Utility And Guest Cloakroom Plus Magnificent L Shaped Open Plan Kitchen / Dining And Living Room To The Rear
- Beautifully Landscaped Rear Garden With Full Width Patio Accessed Via Three Sets Of French Doors And Also Leading To Single Garage at Rear
- Four Double Bedrooms And Three Luxury Bathrooms To First Floor
- Principal Bedroom To the Rear With Extensive Fitted Wardrobes And Large Luxury Ensuite
- Absolutely Immaculate Throughout And Set Within Private Courtyard With Communal Memorial Gardens Within Development



ENTRANCE HALLWAY

WC

7' 5" x 4' 3" (2.26m x 1.30m)

SNUG/STUDY

12' 0" x 7' 5" (3.66m x 2.26m)

KITCHEN/DINING/LIVING ROOM

KITCHEN

14' 1" x 11' 10" (4.29m x 3.61m)

DINING AREA

17' 11" x 11' 6" (5.46m x 3.51m)

LIVING AREA

17' 9" x 16' 3" (5.41m x 4.95m)

UTILITY ROOM

7' 9" x 6' 1" (2.36m x 1.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 11' 2" (4.14m x 3.40m)

DRESSING AREA

7' 7" x 7' 1" (2.31m x 2.16m)

ENSUITE

7' 1" x 7' 1" (2.16m x 2.16m)

BEDROOM TWO

13' 5" x 9' 6" (4.09m x 2.90m)

ENSUITE

6' 5" x 5' 5" (1.96m x 1.65m)

**BEDROOM THREE**

13' 3" x 8' 10" (4.04m x 2.69m)

BEDROOM FOUR

13' 3" x 8' 6" (4.04m x 2.59m)

BATHROOM

9' 10" x 7' 9" (3.00m x 2.36m)

TOTAL SQUARE FOOTAGE

190 sq.m (2045 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

19' 10" x 9' 4" (6.05m x 2.84m)

ALLOCATED PARKING**LANDSCAPED REAR GARDEN****FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Miele integrated oven, Miele integrated hob, Miele extractor, Miele microwave, Miele fridge, Miele freezer, Miele dishwasher, plate warmer in kitchen, all carpets, blinds and light fittings, underfloor heating, car charging point and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

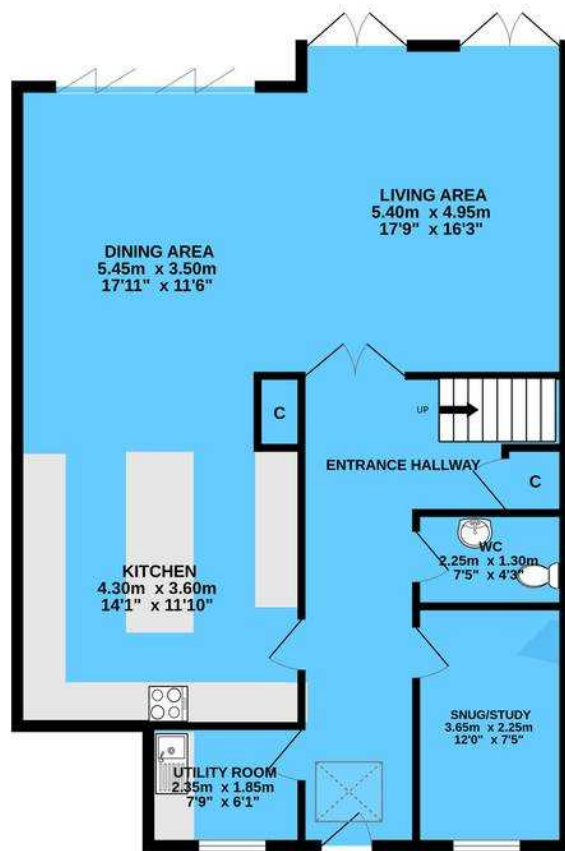
Services - water meter, mains electricity and sewers.
Broadband - Plus.Net. Service charge - £5,000 pa.
(2024) Ground rent - £100pa.

MONEY LAUNDERING REGULATIONS

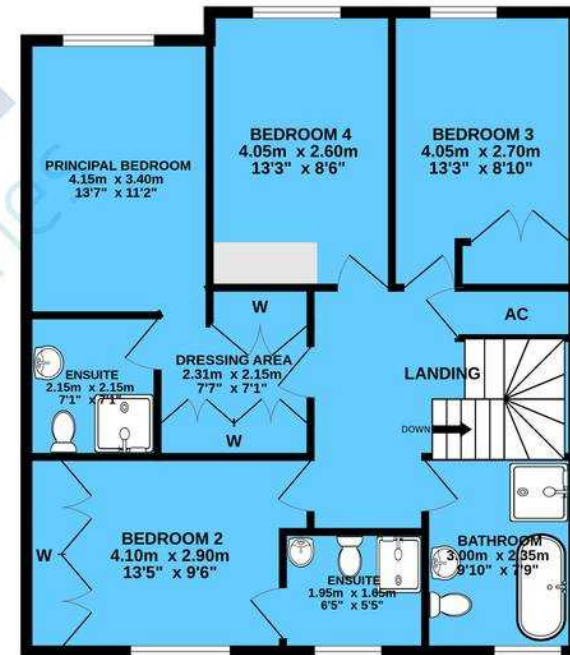
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
111.2 sq.m. (1197 sq.ft.) approx.



1ST FLOOR
78.8 sq.m. (848 sq.ft.) approx.



TOTAL FLOOR AREA : 190.0 sq.m. (2045 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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