



Warwick Road, Knowle

Guide Price £725,000







## PROPERTY OVERVIEW

Presenting a remarkable opportunity, this four-bedroom detached property offers a lifestyle of convenience, charm, and potential – all within a highly sought-after location with no upward chain. Situated just a stone's throw away from Knowle High Street, residents will enjoy easy access to local amenities and a vibrant community atmosphere. Upon arrival, the property greets with a sense of privacy and exclusivity, set back from the road behind a driveway that leads to a garage. Stepping inside, an inviting entrance hallway sets the tone for the home's spacious and well-thought-out layout. To the ground floor, the property boasts a dual aspect living room with conservatory and dining room, bathed in natural light and offering versatile spaces for relaxation and entertaining. The breakfast kitchen, positioned at the rear of the property, provides a warm and welcoming atmosphere for culinary endeavours, complimented by a utility room for added convenience.







Ascending the staircase, the first floor reveals three double bedrooms and a further bedroom which could be used as an office, each with built in storage and two bathrooms – offering comfortable accommodation for the entire household. The potential for extension and improvement present throughout the property promises a canvas for customisation and personalisation to fit the needs and desires of the new owners. Located within the highly regarded Arden Academy catchment area, this property not only promises an exceptional standard of living but also an opportunity to benefit from excellent educational facilities for growing families. Externally, the property features a private rear garden, which looks out over open fields, is an ideal space for outdoor relaxation and alfresco dining, completing the overall appeal of this inviting residence. In summary, this property presents an outstanding chance to acquire a home in a prime location, offering a harmonious blend of convenience, potential, and comfort. With its proximity to local amenities, excellent schools, and the ease of living within a vibrant community, this property embodies the essence of modern family living. Viewing is highly recommended to truly appreciate the opportunities that this property affords.







#### 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
- Outstanding Location Set Within One Minute Walk of Knowle High Street
- Four Bedroom Detached Property With Private Rear Garden
- Downstairs WC
- Set Behind Driveway Leading To Garage
- Entrance Hallway Leading To Dual Aspect Living Room And Dining Room With Breakfast Kitchen To Rear And Utility
- Four Bedrooms With Built In Storage And Two Bathrooms To First Floor
- Conservatory
- Outstanding Scope For Extension And Improvement

#### **ENTRANCE HALLWAY**

16' 5" x 9' 10" (5.00m x 3.00m)

#### **WC**

#### **DINING ROOM**

17' 1" x 9' 8" (5.21m x 2.95m)

#### **LIVING ROOM**

22' 8" x 12' 4" (6.91m x 3.76m)

#### **CONSERVATORY**

10' 4" x 10' 4" (3.15m x 3.15m)

#### **BREAKFAST KITCHEN**

20' 10" x 9' 10" (6.35m x 3.00m)

#### **UTILITY ROOM**

9' 10" x 7' 10" (3.00m x 2.39m)

#### **INTEGRAL GARAGE**

16' 5" x 8' 2" (5.00m x 2.49m)



## FIRST FLOOR

### BEDROOM ONE

16' 5" x 9' 8" (5.00m x 2.95m)

### ENSUITE

12' 6" x 6' 5" (3.81m x 1.96m)

### BEDROOM TWO

13' 1" x 10' 6" (3.99m x 3.20m)

### BEDROOM THREE

12' 10" x 12' 0" (3.91m x 3.66m)

### BEDROOM FOUR/OFFICE

12' 0" x 9' 2" (3.66m x 2.79m)

### SHOWER ROOM

6' 11" x 6' 5" (2.11m x 1.96m)

### TOTAL SQUARE FOOTAGE

170.3 sq.m (1833 sq.ft) approx.

### OUTSIDE THE PROPERTY

### PRIVATE REAR GARDEN

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES





#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Stoves integrated hob, extractor, Bosch dishwasher, all carpets, curtains, blinds and light fittings, garden shed, greenhouse and fitted wardrobes in three bedrooms.

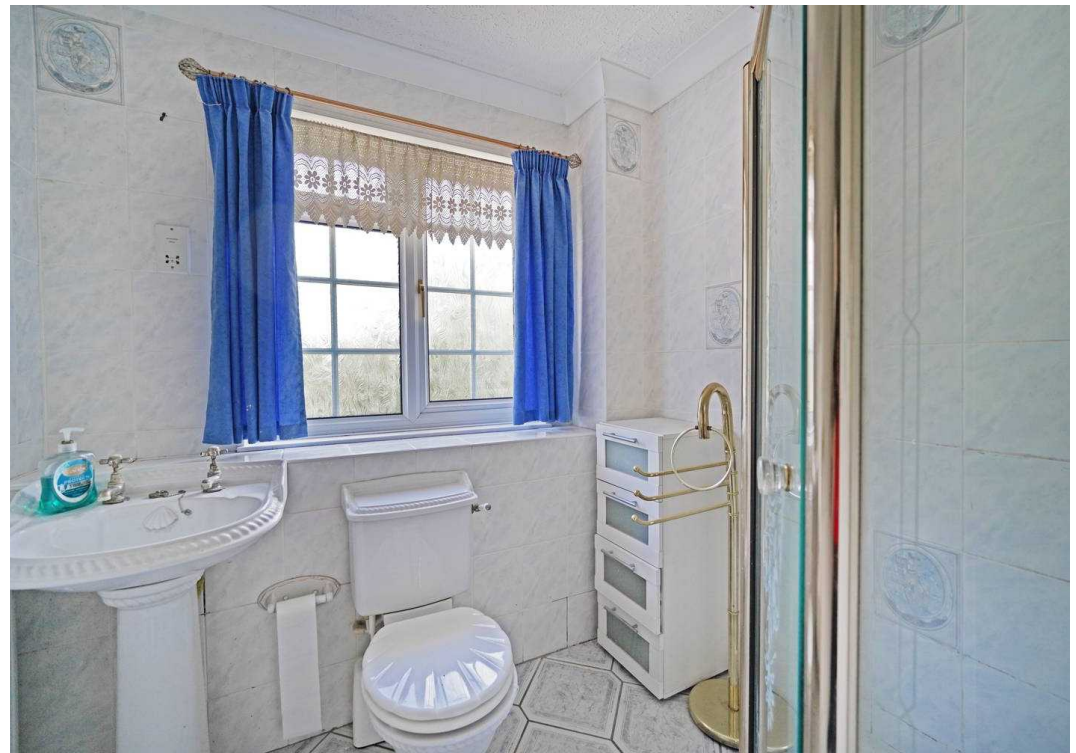
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - Virgin Media - fibre optic. Loft space - with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

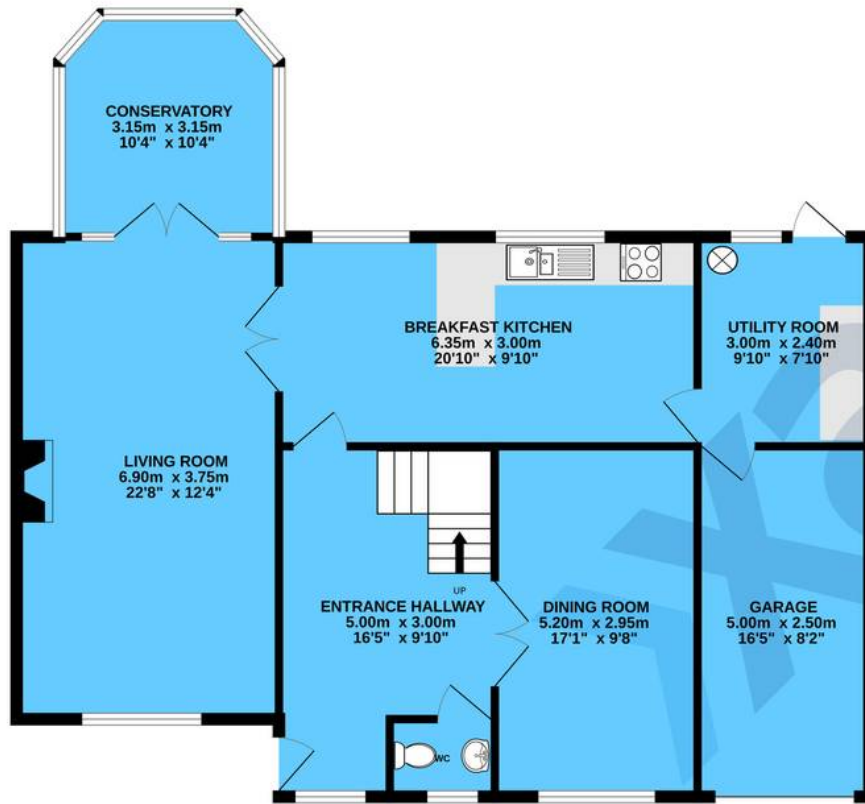
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



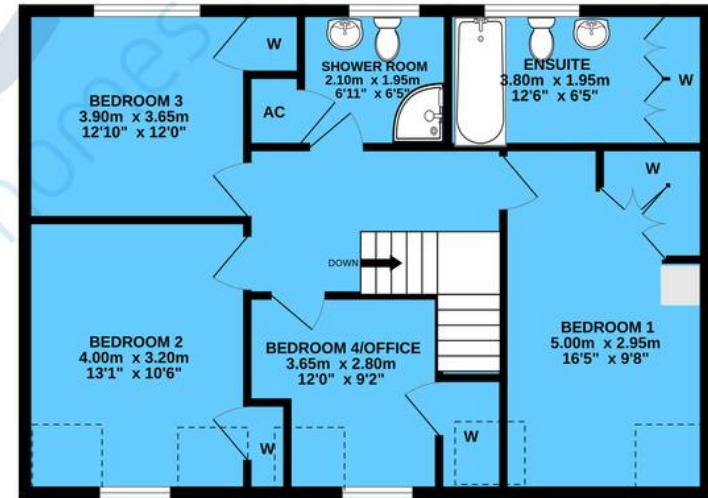




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 170.3 sq.m. (1833 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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