



Browns Lane, Knowle

Guide Price £750,000





PROPERTY OVERVIEW

This four-bedroom detached house stands as a distinguished residence, boasting a tranquil setting with a wealth of potential. Positioned on a peaceful street with countryside views at the front of the property, this property presents a unique opportunity for prospective buyers, offering a house chain-free upon purchase.

Upon entering, one is greeted by a spacious interior. Downstairs the property is comprised of two large reception rooms, a fitted breakfast kitchen with ample storage which is serviced by a useful utility room which leads to twin garages.

Upstairs the property is comprised of four good size bedrooms all of which benefit from fitted wardrobes. The principal bedroom boasts an en-suite bathroom and the further three bedrooms are serviced by the recently fitted family bathroom.

One of the key features of this residence is its potential for transformation. With the possibility to remodel or extend, subject to the necessary planning permissions, the property invites creativity and personalisation to tailor the space to the buyer's preferences. This aspect elevates the property beyond a mere house, offering a canvas for the discerning homeowner to shape their ideal living environment.

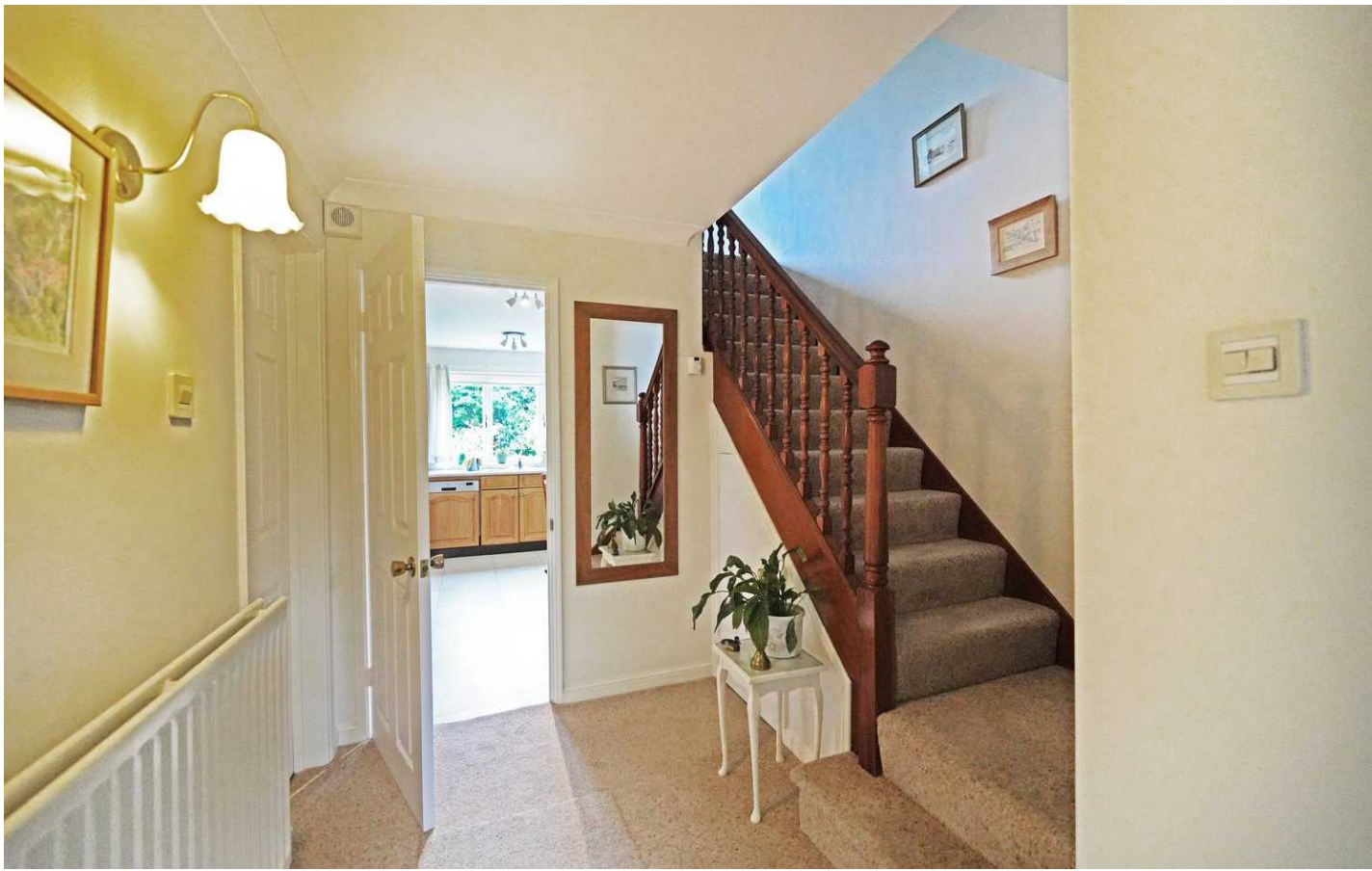




In summary, this four-bedroom detached house encapsulates a harmonious blend of comfort, potential, and convenience, providing a unique opportunity for buyers to create their dream living space in a sought-after location. With its idyllic setting, modern amenities, and scope for customisation, this property presents an enticing prospect for those looking to elevate their lifestyle and make a sound investment in the realm of real estate.

- Four Bedroom Detached House
- No Upward Chain
- Potential to Remodel or Extend (STPP)
- Opposite Open Fields
- Re-Fitted En Suite & Bathroom
- Double Garage
- Driveway Parking for Multiple Vehicles
- Private Rear Garden



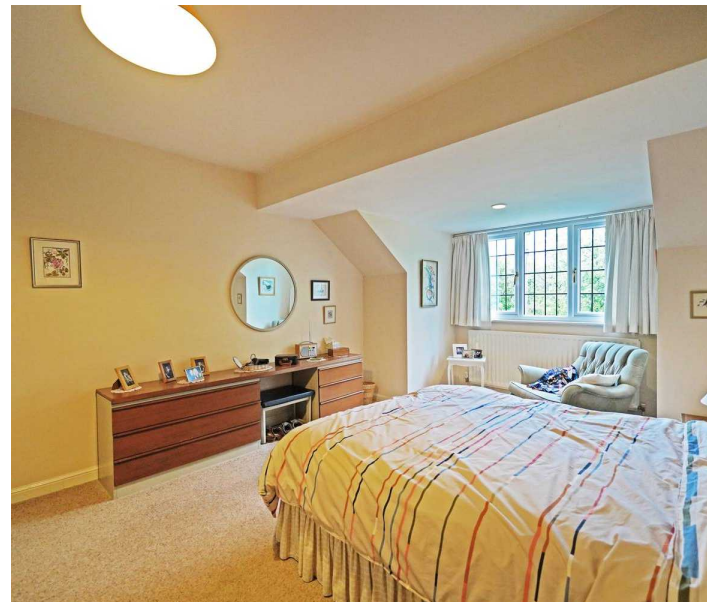


PROPERTY LOCATION

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: F

Tenure: Freehold





HALLWAY

LOUNGE

20' 7" x 12' 0" (6.27m x 3.67m)

DINING ROOM

13' 9" x 9' 10" (4.19m x 2.99m)

BREAKFAST KITCHEN

13' 9" x 10' 6" (4.19m x 3.20m)

UTILITY

9' 6" x 7' 11" (2.90m x 2.42m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

18' 4" x 11' 8" (5.58m x 3.56m)

ENSUITE

BEDROOM TWO

13' 0" x 10' 10" (3.97m x 3.30m)

BEDROOM THREE

10' 0" x 8' 2" (3.05m x 2.50m)

BEDROOM FOUR

10' 10" x 7' 10" (3.30m x 2.40m)

FAMILY BATHROOM

7' 5" x 6' 7" (2.26m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 155.5 sq.m. = 1674 sq.ft. approx.





OUTSIDE THE PROPERTY

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, freezer, dishwasher, washing machine and tumble dryer, all carpets, curtains, blinds and light fittings, garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.

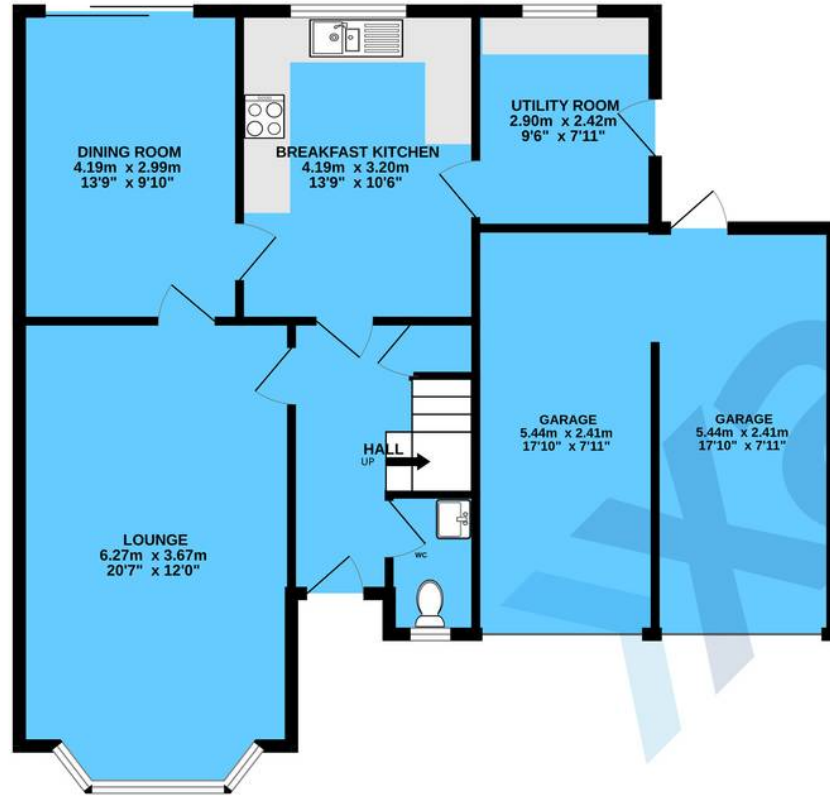
Loft - Partially boarded. Broadband - BT

MONEY LAUNDERING REGULATIONS

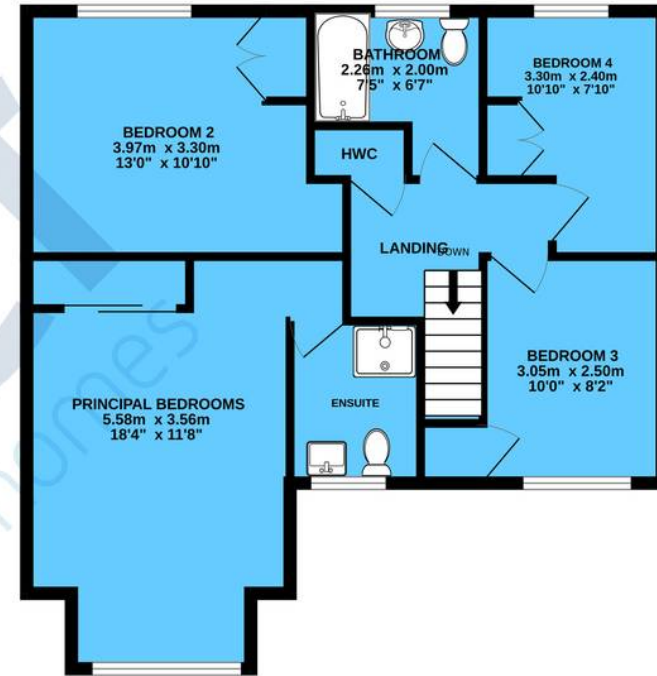
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 155.5 sq.m. (1674 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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