

# Gannaway, Knowle

Guide Price £600,000

xact HOMES







PROPERTY OVERVIEW

Offered with the benefit of no upward chain, this beautifully presented four-bedroom townhouse is set within an exclusive private development conveniently located midway between Knowle and Dorridge. Arranged over three floors, the property offers spacious and versatile accommodation ideal for modern living. The ground floor welcomes you with a generous entrance hallway, guest cloakroom, cloaks cupboard and internal access to the integrated garage, alongside a stunning open plan breakfast kitchen and family room, perfect for every-day dining and relaxed entertaining. Ascending to the first floor, you will find two well-proportioned bedrooms, a contemporary family bathroom, and a stylish living room that opens onto a balcony enjoying a desirable southerly aspect, providing an inviting space to unwind. The second floor is dedicated to two impressive double bedrooms, each benefitting from fitted wardrobes and luxurious ensuite facilities, ensuring comfort and privacy for residents and guests alike. The property is further enhanced by driveway parking for two vehicles in addition to the integrated garage, offering ample parking solutions for the household.







With high-quality finishes throughout and a thoughtfully designed layout, this home combines practicality with elegance. Its sought-after location provides easy access to local amenities, reputable schools, and transport links, making it an exceptional choice for families and professionals seeking a blend of convenience and sophistication. This townhouse is ready to move into, presenting a rare opportunity to acquire a superb home in a prime setting.

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



- No Upward Chain
- Four Bedroom Townhouse Set Within A Private Development Midway Between Knowle And Dorridge
- Beautifully Presented Throughout And Set over Three Floors Providing Spacious And Versatile Accommodation
- Driveway Parking For Two Vehicles Plus Integrated Garage
- Ground Floor Includes Entrance Hallway, Guest Cloakroom, Internal Access To Garage And Large Open Plan Breakfast Kitchen And Family Room
- First Floor Provides Two Bedrooms, Bathroom And Living Room With Balcony With Southerly Aspect
- Second Floor Affords Two Double Bedrooms Both With Fitted Wardrobes And Luxury Ensuite
- Southy Easterly Facing And Private Low Maintenance Rear Garden

**ENTRANCE HALLWAY**

**WC**

**BREAKFAST KITCHEN & FAMILY ROOM**
15' 2" x 20' 4" (4.62m x 6.20m)

**INTEGRAL GARAGE**
8' 6" x 18' 0" (2.59m x 5.49m)

**FIRST FLOOR**

**LIVING ROOM**
15' 4" x 13' 11" (4.68m x 4.23m)

**BALCONY**
15' 4" x 7' 3" (4.67m x 2.21m)

**BEDROOM THREE**
8' 4" x 13' 9" (2.54m x 4.18m)

**BEDROOM FOUR**
6' 6" x 8' 4" (1.98m x 2.53m)

**BATHROOM**
7' 0" x 5' 10" (2.13m x 1.78m)



**SECOND FLOOR**

**BEDROOM ONE**
13' 0" x 10' 3" (3.96m x 3.13m)

**ENSUITE**
7' 9" x 8' 4" (2.37m x 2.55m)

**BEDROOM TWO**
15' 3" x 11' 5" (4.65m x 3.47m)

**ENSUITE**
7' 9" x 3' 9" (2.37m x 1.14m)

**TOTAL SQUARE FOOTAGE**
152.0 sq.m (1640 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTPLE VEHICLES**

**LOW MAINTENANCE REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**
Smeg integrated oven, Smeg integrated hob, extractor, Smeg fridge/freezer, Bosch dishwasher, Bosch washing machine, Bosch tumble dryer, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.



**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









Approx Gross Internal Area
152 sq m / 1640 sq ft




Ground Floor
**Approx 56 sq m / 608 sq ft**

First Floor
**Approx 48 sq m / 516 sq ft**

Second Floor
**Approx 48 sq m / 515 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes
1632-1636 High Street, Knowle - B93 0JU
01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk