Queen Eleanors Drive, Knowle

Guide Price **£1,250,000**

xact EXCLUSIVE

PROPERTY OVERVIEW

Set on the highly sought-after Queen Eleanors Drive, this extended and significantly reconfigured four-bedroom, two-bathroom bungalow offers an exceptional standard of modern living. Approached via a beautifully landscaped front garden and a large tarmac driveway, the property benefits from a double garage, providing ample parking and storage. The heart of the home is located at the rear, where a spacious lounge and a stunning, newly fitted kitchen/diner both feature expansive bi-fold doors that open directly onto the garden. The kitchen is equipped with a generous central island and high-end, fully integrated Miele appliances, making it ideal for both family dining and entertaining. The accommodation comprises four double bedrooms, all serviced by a contemporary bathrooms. The family bathroom boasts a large bath, a separate walk-in shower, and dual sinks. The principal bedroom features a dedicated dressing area with bespoke fitted wardrobes, French doors to the garden, and a luxurious en-suite shower room with a large walk-in shower. The outside space has been meticulously designed to complement the high specification of the interior. The fully landscaped, private, south-westerly facing rear garden provides a tranquil retreat, benefitting from a full-width porcelain patio that is perfect for outdoor dining and relaxing in the sun.

The garden's orientation ensures it enjoys plenty of natural light throughout the day, making it an ideal space for both quiet enjoyment and entertaining guests. Additional features include automatic lighting in the bathrooms and electric blinds throughout. This property is offered to the market with no upward chain and is within walking distance of Knowle village and its array of amenities. This impressive bungalow offers both sophisticated indoor living and outstanding outdoor space, making it an ideal choice for discerning buyers seeking a premium home in a prime location.

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

- Extended & Significantly Reconfigured Four Bedroom, Two Bathroom Bungalow Set On The Prestigious Queen Eleanors Drive
- The Property Is Approached Via A Landscaped Front Garden & Large Tarmac Driveway Which Is Supported By A Double Garage
- Located At The Rear Of the Property Is The Living Space Comprised Of The Kitchen/Diner & Well Proportioned Lounge With Bi-Fold Doors Onto The Garden
- The Large Newly Fitted Kitchen Features A Well Proportioned Central Island, Expansive Bi-Fold Doors Onto The Garden & Fully Integrated Miele Appliances
- The Property Boasts Four Double Bedrooms Which Are Serviced By Two Modern Bathrooms, The Family Bathroom Features A Large Bath, Separate Walk In Shower & Dual Sinks
- The Principal Bedroom Affords A Dressing Area With Thoughtfully Designed Fitted Wardrobes, French Doors Onto The Garden & A Newly Fitted En-Suite Shower Room With A Large Walk In Shower
- Located At The Rear Of The Property Is A Fully Landscaped, Private, South Westerly Facing Garden Which Benefits From A Full Width Porcelain Patio
- Finished To A Exceptional Standard With Many Features, Such As Automatic Lights To The Bathrooms & Electric Blinds Throughout The Property
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer

HALL

WC

LOUNGE
17' 9" x 11' 10" (5.40m x 3.61m)

KITCHEN/DINER
20' 0" x 17' 10" (6.10m x 5.43m)

PRINCIPAL BEDROOM
14' 1" x 11' 0" (4.28m x 3.36m)

ENSUITE
5' 9" x 7' 0" (1.76m x 2.13m)

BEDROOM TWO
14' 5" x 9' 7" (4.40m x 2.93m)

BEDROOM THREE
11' 11" x 9' 5" (3.64m x 2.88m)

BEDROOM FOUR
11' 0" x 9' 1" (3.35m x 2.76m)

BATHROOM
13' 5" x 6' 8" (4.08m x 2.04m)

INTEGRAL DOUBLE GARAGE
17' 2" x 17' 9" (5.23m x 5.41m)

TOTAL SQUARE FOOTAGE
172.0 sq.m (1856 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

PRIVATE REAR GARDEN WITH PORCELAIN PATIO

ITEMS INCLUDED IN THE SALE

Miele Integrated oven, Miele Integrated hob, Miele Extractor, Miele Fridge, Miele freezer, Miele dishwasher, electric garage door, All carpets and blinds, CCTV, car charging point and fitted wardrobes in four bedrooms.

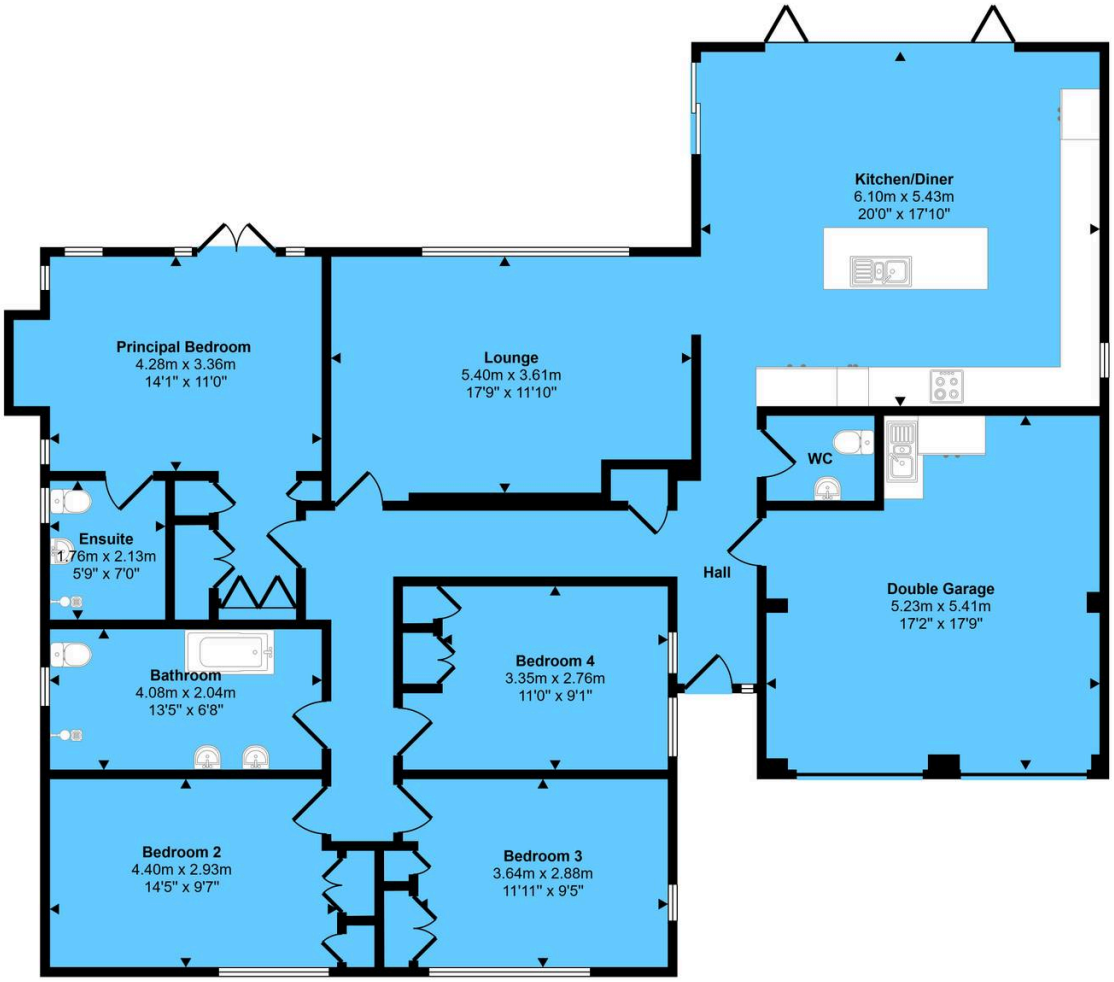
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers. Loft space – 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
172 sq m / 1856 sq ft



Floorplan

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

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