



Holbeche Road, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

This significantly extended four bedroom, three bathroom detached house is situated in the desirable village of Knowle, within easy reach of all the amenities the village has to offer and set adjacent to Knowle Park.

The property is accessed via an inviting entrance hallway and is set behind a landscaped front lawn and driveway, with the added benefit of a double tandem garage (ideal for secure parking and additional storage). The accommodation is thoughtfully arranged to provide flexible family living, featuring a spacious lounge to the front of the property which is enhanced by a feature fireplace and bay window, creating a bright and welcoming atmosphere. To the rear, the separate dining room enjoys views of the garden and is fitted with sliding doors, making it perfect for both formal entertaining and relaxed family meals. The heart of the home is the generously extended breakfast kitchen, which offers ample space for dining and is supported by a useful utility room (providing additional storage and laundry facilities).





Upstairs, the first floor comprises four well-proportioned bedrooms, three of which are generous double rooms, each boasting fitted wardrobes for convenient storage. The bedrooms are serviced by three modern bathrooms, including two en-suite shower rooms (ideal for busy family life or accommodating guests in comfort). The principal bedroom suite offers a private retreat with its own en-suite, while the further bedrooms are equally well-appointed and versatile, suitable for use as guest rooms or home office.

Located at the rear of the property is a well proportioned garden with private patio area, which has been well established over years, perfect for enjoying the summer months.

The property is located within the prestigious Arden Academy catchment area, making it an excellent choice for families seeking access to highly regarded local schooling. With its spacious and flexible layout, quality fittings, and prime location within walking distance of Knowle's vibrant High Street, this home offers an exceptional opportunity for those seeking a substantial family residence in a sought-after setting. Early viewing is recommended to fully appreciate the space, versatility, and superb village location this outstanding property provides.





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: Freehold

- Significantly Extended Four Bedroom, Three Bathroom Detached House Located Within The Village Of Knowle
- Set Behind A Landscaped Front Lawn & Driveway Which Is Supported By A Double Tandem Garage
- Accessed Via The Entrance Hallway & Is Comprised Of A Lounge To The Front With A Feature Fireplace & Bay Window & A Dining Room To The Rear With Sliding Doors Onto The Garden
- At The Rear Is The Extended Breakfast Kitchen Which Is Supported By A Useful Utility Room
- To The First Floor Are Four Bedrooms, Three Of Which Are Double Bedrooms, All Bedrooms Boast Fitted Wardrobes & Are Serviced By Three Bathrooms, Two Of Which Are En-Suite





ENTRANCE HALLWAY
WC

LOUNGE
11' 9" x 19' 8" (3.58m x 5.99m)

DINING ROOM
8' 8" x 16' 1" (2.63m x 4.89m)

BREAKFAST KITCHEN
9' 3" x 19' 2" (2.81m x 5.84m)

UTILITY
7' 9" x 6' 11" (2.37m x 2.12m)

INTEGRAL DOUBLE TANDEM GARAGE
8' 9" x 26' 10" (2.66m x 8.17m)

FIRST FLOOR

PRINCIPAL BEDROOM
8' 9" x 26' 0" (2.66m x 7.93m)

ENSUITE
8' 2" x 7' 8" (2.50m x 2.34m)

BEDROOM TWO
10' 8" x 16' 7" (3.24m x 5.06m)

ENSUITE
5' 5" x 4' 11" (1.65m x 1.51m)

BEDROOM THREE
10' 9" x 12' 3" (3.28m x 3.73m)

BEDROOM FOUR
7' 4" x 6' 3" (2.24m x 1.91m)

BATHROOM
7' 7" x 12' 2" (2.30m x 3.72m)

TOTAL SQUARE FOOTAGE
178.0 sq.m (1916 sq.ft) approx.



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178.0 sq.m (1916 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL ESTABLISHED & PROPORTIONED REAR GARDEN****PRIVATE PATIO AREA****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff microwave, Bosch freezer, Neff fridge/freezer, Bosch dishwasher, Bosch washing machine, Bosch tumble dryer, garden shed, Robinson greenhouse, Henderson electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

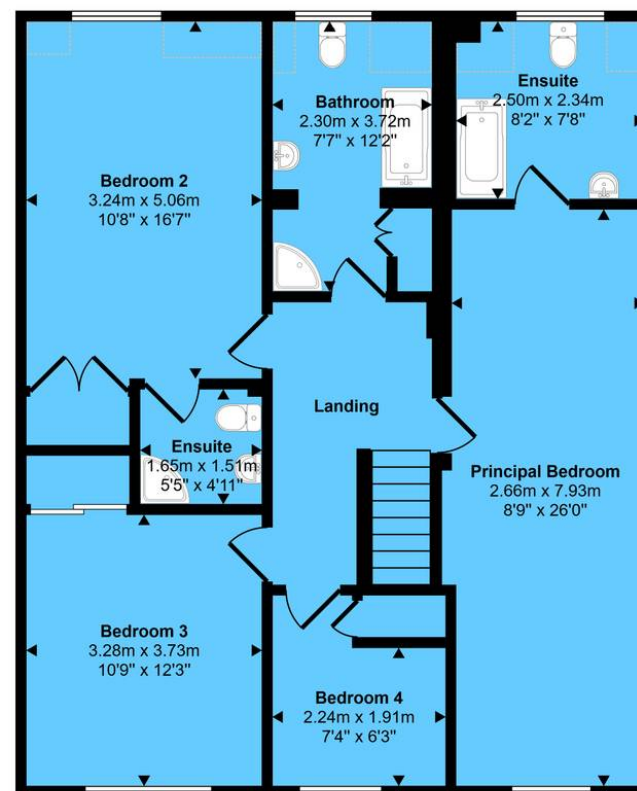
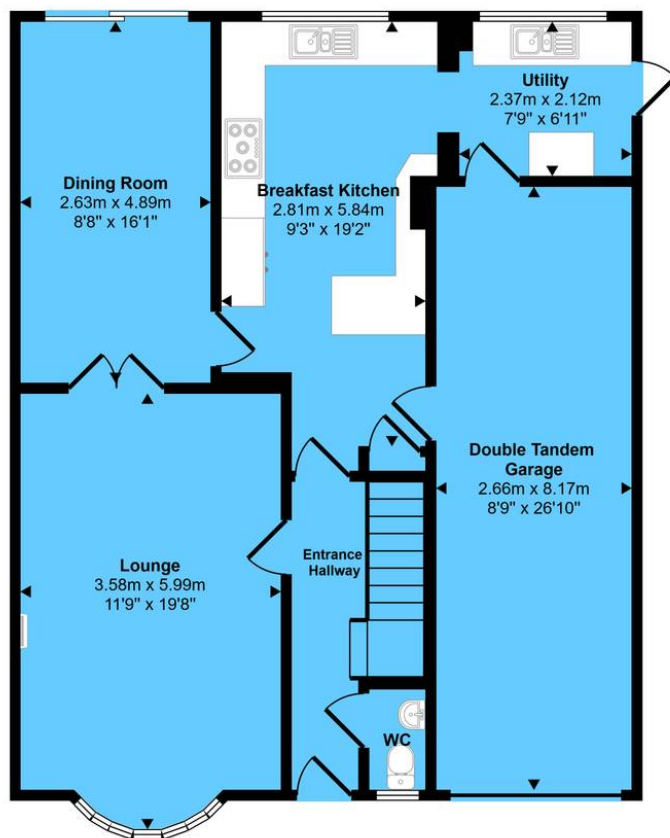
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

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
178 sq m / 1916 sq ft



Ground Floor
Approx 89 sq m / 955 sq ft

Denotes head height below 1.5m

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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