



Tilehouse Green Lane, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

This beautifully renovated three double bedroom semi-detached house is situated in the heart of Knowle Village, offering exceptional contemporary living within a highly sought-after location. The property is set behind a generous gravel driveway (providing ample parking) and benefits from a garage store room for additional storage needs. Upon entering through the porch, you are welcomed into a spacious entrance hallway, which leads to a versatile reception room at the front of the property. This room is currently used as a playroom but could easily be adapted as a snug or a home office, depending on your requirements. The highlight of the ground floor is the impressive open plan kitchen/living and dining area, which enjoys a bright dual aspect and underfloor heating, it is perfect for both family life and entertaining. The newly fitted kitchen features high-quality integrated appliances and is complemented by a practical utility and boot room, ensuring every-day tasks are managed with ease. To the rear, an elegant orangery provides an inviting additional living space, complete with French doors that create a seamless transition to the garden. Upstairs, the first floor hosts three generously sized double bedrooms, all of which are serviced by a luxurious and modern family bathroom.





The bathroom is fitted with a stylish free-standing bath and a separate walk-in shower, offering a spa-like experience. The property is ideally positioned within walking distance of Dorridge Station, providing convenient rail links for commuters, and is close to the wide range of amenities available in both Knowle and Dorridge villages. Families will also appreciate the property's location within the prestigious Arden Academy catchment area, renowned for its excellent educational provision. This stunning home combines spacious, flexible accommodation with high-quality finishes throughout, making it an ideal choice for those seeking a move-in ready property in a desirable village setting. Early viewing is highly recommended to fully appreciate the standard of renovation and the lifestyle opportunities this exceptional home has to offer.

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

- Three Double Bedroom, Semi Detached House Which Has Been Completely Renovated Located Within Knowle Village
- The Property Is Set Behind A Large Gravel Driveway Which Is Supported By A Garage Store Room
- The Property Is Accessed Via The Porch Into The Entrance Hallway & Is Comprised Of A Versatile Reception Room To The Front, Currently Used As Play Room But Could Also Be A Snug Or An Office
- Boasting A Large Dual Aspect Open Plan, Kitchen/Living & Dining Area With A Newly Fitted Kitchen With Integrated Appliances Which Is Supported By A Useful Utility & Boot Room
- To The Rear Of The Property Is A Orangery With French Doors Onto The Garden
- Located On The First Floor Are Three Large Double Bedrooms, Which Are Serviced By A Modern Family Bathroom With A Free Standing Bath & Separate Walk In Shower
- Located To The Rear Of The Property Is A Large & Private Landscaped Garden With The Benefits Of A Well Proportioned Patio
- Situated Walking Distance To Dorridge Station & All Of The Amenities That Both Knowle & Dorridge Villages Have To Offer
- Set Within The Prestigious Arden Academy Catchment Area



PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM

7' 5" x 12' 2" (2.26m x 3.70m)

KITCHEN/LIVING & DINING AREA

27' 7" x 25' 9" (8.40m x 7.84m)

ORANGERY

15' 11" x 9' 3" (4.85m x 2.82m)

UTILITY & BOOT ROOM

4' 6" x 10' 2" (1.37m x 3.11m)

FIRST FLOOR

BEDROOM ONE

15' 4" x 12' 11" (4.67m x 3.94m)

BEDROOM TWO

16' 0" x 15' 7" (4.87m x 4.75m)

BEDROOM THREE

11' 11" x 12' 7" (3.63m x 3.84m)

BATHROOM

7' 7" x 9' 8" (2.30m x 2.94m)

OUTSIDE THE PROPERTY

GARAGE STORAGE

TOTAL SQUARE FOOTAGE

164.0 sq.m (1763 sq.ft) approx.



GRAVEL DRIVEWAY FOR MULTIPLE VEHICLES

PRIVATE LANDSCAPED GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Neff Integrated oven. Neff Integrated hob, Extractor, Neff Microwave, Neff Dishwasher, Underfloor heating, Garden shed, All carpets and blinds, Some light fittings, Bin stores and Fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). 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.

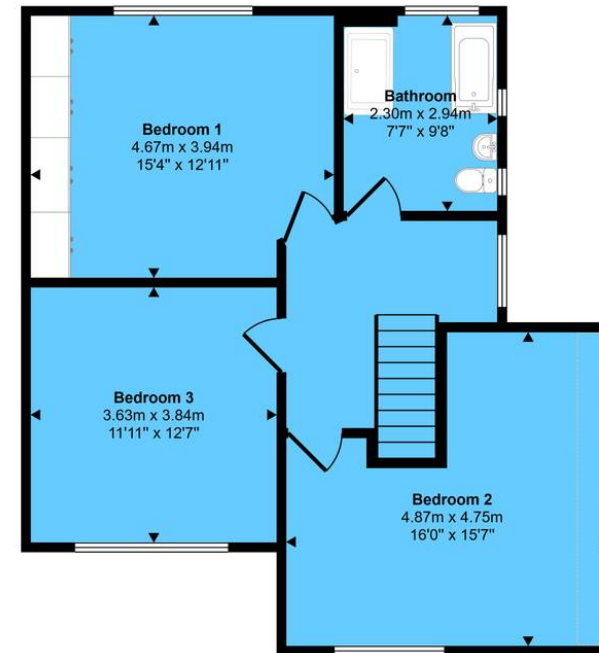


Approx Gross Internal Area
164 sq m / 1763 sq ft



Ground Floor
Approx 95 sq m / 1020 sq ft

Denotes head height below 1.5m



First Floor
Approx 69 sq m / 743 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

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