



Warwick Road, Knowle

Guide Price £1,500,000

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PROPERTY OVERVIEW

This impressive six or seven bedroom traditional detached property offers generous and versatile accommodation, set in a prime location directly opposite Copt Heath Golf Club. The home is approached via a stoned driveway that provides ample off-road parking and leads to a substantial triple garage, ideal for families with multiple vehicles or those seeking additional storage space. Upon entering, you are greeted by a welcoming hallway, with guest cloakroom, that flows seamlessly into two large reception rooms, each designed for both relaxation and entertaining. The living room boasts a striking bay window, creating a light-filled space perfect for unwinding, while the adjacent sitting room or dining room also benefits from a prominent front elevation and flexible usage options. At the heart of the home lies an open plan breakfast kitchen, thoughtfully designed with modern living in mind and featuring French doors that bring the outside in, ideal for family gatherings or social occasions. Upstairs, the principal bedroom is a true sanctuary, offering extensive fitted wardrobes, a spacious ensuite bathroom, and a beautiful bay window with picturesque views over the landscaped rear garden.





Six further well-proportioned bedrooms provide ample accommodation for family members or guests, served by a stylish family bathroom. Throughout, the property displays a wealth of traditional character features, complemented by modern touches and a neutral décor palette, ensuring it is ready for immediate occupation yet offering scope for personalisation. The home presents fantastic potential to further extend or reconfigure, subject to the necessary planning permissions, making it an exciting opportunity for those wishing to create their forever family residence. Located in an outstanding area, the property enjoys easy access to all commuter facilities, including motorway links, train stations, and Birmingham Airport, as well as highly regarded local schools and amenities. This exceptional home truly must be viewed to be fully appreciated, offering a rare combination of space, character, and potential in one of the region's most sought-after settings.





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



- Large Six / Seven Bedroom Traditional Detached Property Located Directly Opposite Copt Heath Golf Club
- Set On A Large Plot With An Outstanding Landscaped Rear Garden
- Two Large Reception Rooms Including Living Room With Feature Bay Window And Sitting Room / Dining Room To The Front Elevation
- Open Plan Breakfast Kitchen With French Doors To Rear Garden
- Set Behind A Stoned Driveway Providing Ample Parking And Leading To A Triple Garage
- Outstanding Location With Easy Access To All Commuters Facilities Including Motorways, Train Stations And Birmingham Airport
- Principal Bedroom Affords Extensive Fitted Wardrobes, large Ensuite And Bay Window With Picturesque Views To Rear Garden
- Six Further Bedrooms With Family Bathroom
- Fantastic Potential To Extend Subject To The Necessary Planning Permissions
- Viewing Essential To Fully Appreciate This Traditional Family Home

PORCH

HALLWAY

WC

LIVING ROOM

15' 7" x 20' 6" (4.74m x 6.25m)

SITTING/DINING ROOM

17' 2" x 15' 1" (5.22m x 4.59m)

KITCHEN

14' 5" x 7' 10" (4.39m x 2.40m)

BREAKFAST AREA

10' 6" x 11' 11" (3.20m x 3.63m)

**INTEGRAL GARAGE ONE**

12' 11" x 14' 6" (3.94m x 4.42m)

WC**INTEGRAL GARAGE TWO**

10' 3" x 24' 7" (3.12m x 7.49m)

FIRST FLOOR**PRINCIPAL BEDROOM**

14' 11" x 16' 1" (4.55m x 4.91m)

ENSUITE

9' 1" x 8' 9" (2.78m x 2.67m)

BEDROOM TWO

11' 5" x 18' 4" (3.48m x 5.58m)

BEDROOM THREE

10' 1" x 15' 5" (3.08m x 4.70m)

BEDROOM FOUR

13' 0" x 10' 2" (3.97m x 3.11m)

BEDROOM FIVE

14' 3" x 8' 10" (4.35m x 2.70m)

BEDROOM SIX

8' 8" x 10' 3" (2.65m x 3.13m)

BEDROOM SEVEN

7' 5" x 8' 2" (2.25m x 2.50m)

BATHROOM

6' 6" x 7' 11" (1.98m x 2.42m)

TOTAL SQUARE FOOTAGE

280.0 sq.m (3019 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Garden shed, All carpets, curtains and blinds, Some light fittings, car charging point (fitted 3 years ago) and Fitted wardrobes in six 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
280 sq m / 3019 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.

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