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YOUR PREMIUM AGENT

**1724 WARWICK ROAD
KNOWLE
B93 0HU**

A delightful four-bedroom detached home in the heart of Knowle village, offering spacious living, two en-suites, a private south-west facing garden with uninterrupted field views, and a detached double garage. Beautifully positioned on a generous plot, this home not only delivers on location and lifestyle but also offers exciting potential to modernise or extend (STPP), adding further value in one of the area's most desirable settings.

1724 WARWICK ROAD

This beautifully kept four-bedroom detached home offers versatile family living, with four reception rooms including a bright lounge featuring a charming inglenook fireplace, and a spacious kitchen diner with separate utility and WC. Upstairs, you'll find four double bedrooms, two with en-suites, a generous landing, and a well-appointed family bathroom. Outside, the property boasts a private south-west facing garden with peaceful field views, a gated driveway and a detached double garage. A fantastic opportunity for those seeking space, comfort, and future potential in the heart of Knowle village. A superb choice for those looking to upsize in a sought-after village setting.





A spacious hallway welcomes you into this versatile home, with a front-facing reception room currently serving as a home office. The large rear lounge is filled with natural light and features a charming inglenook-style surround and French doors that open onto the garden terrace. A sitting room to the rear provides a peaceful retreat with views across the fields.

Entertaining is easy with a dedicated bar and dining area, which leads to the kitchen diner. The kitchen is front-facing and benefits from a practical layout, with access to a separate utility room and guest WC.

The ground floor layout offers ample scope for reconfiguration, allowing you to tailor the space to suit your lifestyle.







The light-filled landing leads to four double bedrooms, each offering comfort and space. The principal bedroom includes a dedicated dressing area, excellent storage and a generously sized en-suite bathroom. A second bedroom with ensuite shower room and a deep bay window enjoying peaceful views of the rear garden.

Two further bedrooms, both with integrated wardrobes, third bedroom has a deep bay window, and the fourth is ideal for children, guests or home working. A spacious family bathroom, complete with a separate shower, serves the remaining bedrooms, ensuring convenience for a growing family.






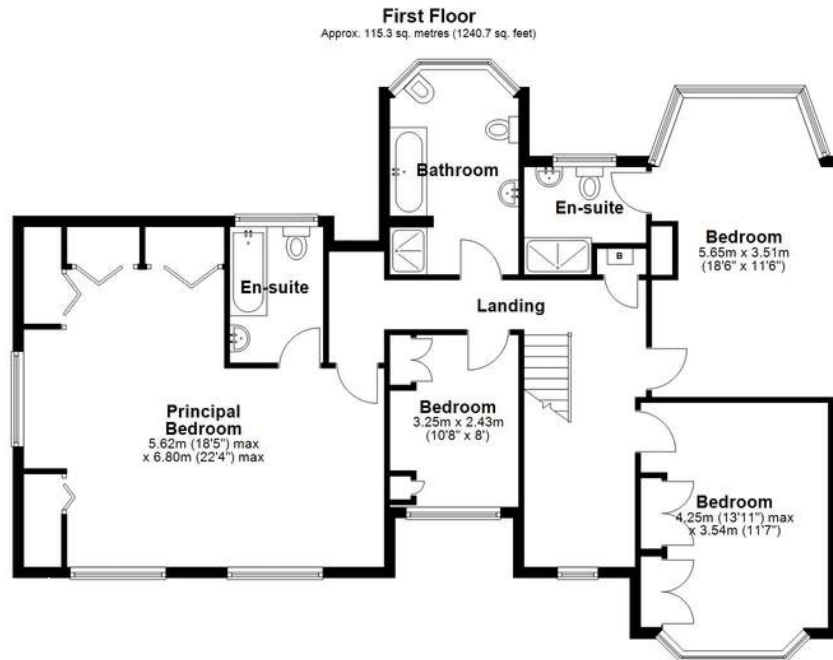


Set on a well-positioned plot, the garden enjoys a south-west aspect and uninterrupted field views. Landscaped for low-maintenance enjoyment, the outdoor space is ideal for relaxing or hosting, with access from the lounge, sun room and kitchen onto a paved patio. To the front, a gated pebble driveway offers generous parking and leads to a detached double garage—perfect for vehicles, storage or potential workshop space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Main area: Approx. 255.0 sq. metres (2745.0 sq. feet)
Plus detached garage, approx. 22.6 sq. metres (243.1 sq. feet)

FEATURES

- Four Double Bedrooms
- Two En-suite Bathrooms
- Four Spacious Reception Rooms
- Lounge with Feature Inglenook Surround
- South-West Facing Private Garden
- Detached Double Garage
- Field Views to the Rear
- Large Gated Driveway
- Central Knowle Village Location

SIZE Total - 2745 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	100 Mbps

Network in the area: Virgin Media

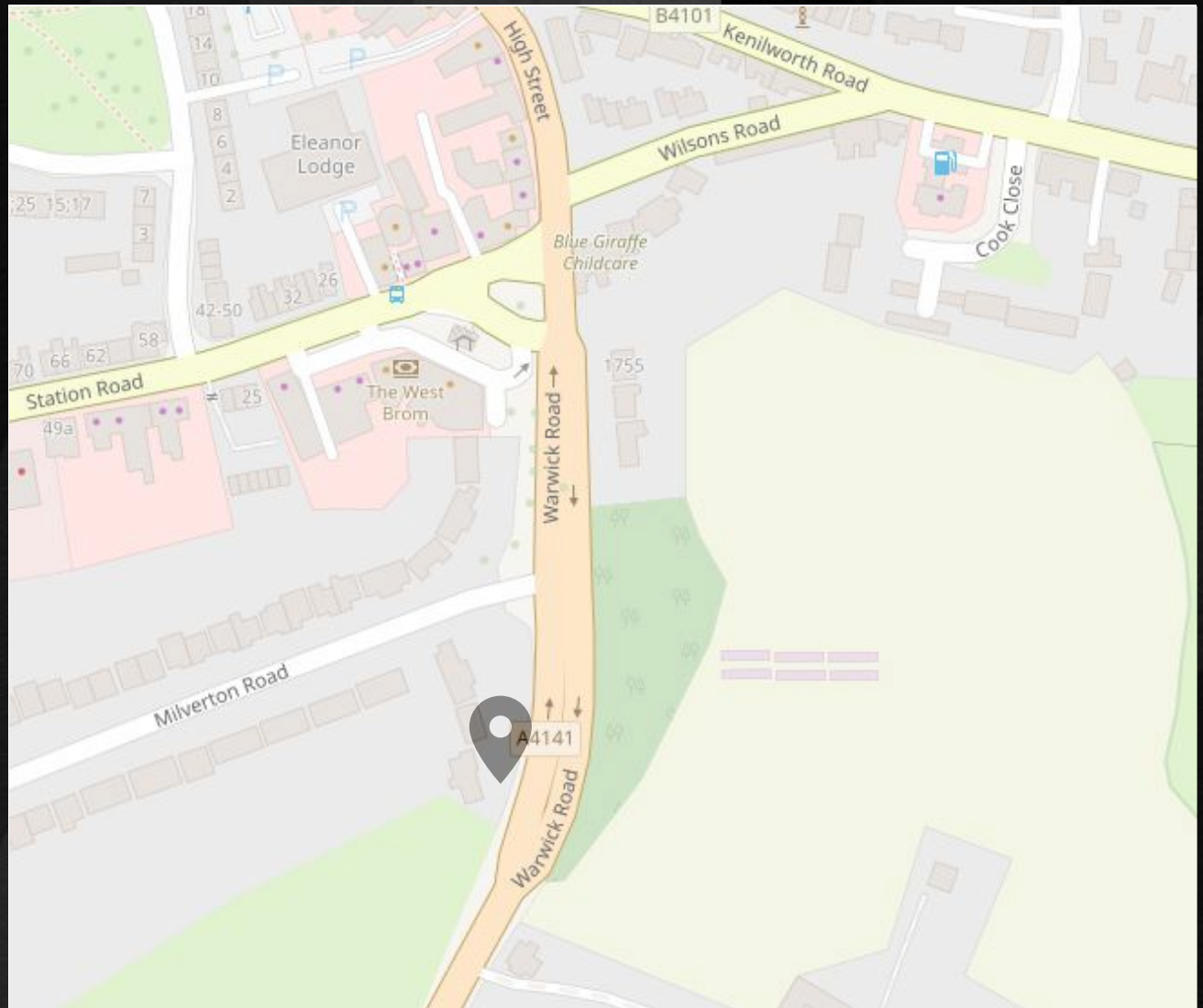
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Perfectly positioned on Warwick Road in the heart of Knowle, this home is a short stroll from the village's thriving High Street, known for its independent shops, cafes, and strong community feel. Arden Academy, one of the region's top-performing secondary schools, is also close by – a major draw for families.

The M42 and M40 motorways are easily accessible, and Birmingham Airport is just 15 minutes away, offering excellent connectivity for commuters and travellers alike.

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