
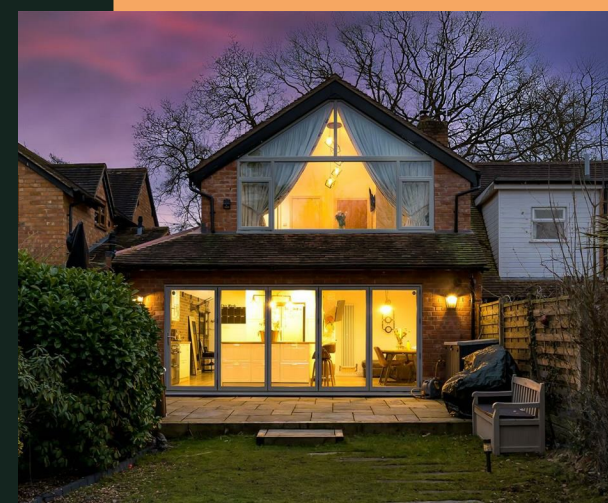


PROPERTY ADDRESS  
 47 Kixley Lane  
 Knowle  
 Solihull  
 Warwickshire  
 B93 OJE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Kixley Lane, B93



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- Three double bedrooms
- Newly renovated throughout
- Idyllic rural location in the heart of Knowle
- West facing rear garden
- Stunning kitchen/diner

It has wonderful unique features unlike any that you would typically find in the young family market. The incredible entrance hall has an exposed brick and vaulted ceiling with Velux windows that flood the space with natural light. The master bedroom with its fully glazed gable end offers stunning views across the rolling countryside.

Step inside and head into the living room at the front of the property, exquisitely brought to life in a dark hue that perfectly complements the centre piece of the room – the wood burner, which is set in front of the original exposed brick fireplace and topped by feature lintel. This is the ideal room for entertaining friends or curling up with family to watch a film.

Down the hallway there is a suitably stylish cloakroom, decorated in inky tones, before you reach the amazing open-plan kitchen/diner with ‘snug’ seating area and practical utility room with worktop, storage space and plumbing for washing machine and tumble dryer. The full width bi-fold doors are a wonderful backdrop for a dinner party, and there is ample room for a large dining table here. This striking glazing also looks across the patio and garden beyond. There is a bespoke climbing frame and fully insulated garden room with lighting and power that is currently used as a gym and home office. The sun works its way up and over this west facing property throughout the day, to ensure beautiful sunrises from the front of the property and breath-taking sunsets to the rear in the evening – perfect for making the most of the warm summer evenings.

This property is not only aesthetically pleasing but it has been designed thoughtfully with the demands of modern family living in mind and the kitchen is a prime example of this. Every corner and alcove of the room is being used and the off-white units blend perfectly into the walls, so you hardly notice they are there. There is a bespoke island unit with oak worktop, which also houses a multitude of additional storage cupboard and drawers. It is easy to imagine cooking a Sunday roast as a family here or prepping for a summer barbeque with the bi-fold doors wide open. This home has a fresh, contemporary feel whilst retaining all of its character and warmth.

Up the repositioned staircase with deep pile luxury carpet, that runs throughout the first floor, you will find the stunning master bedroom with vaulted ceiling and the most spectacular full height and width window. This feels more like a sanctuary than a bedroom with magnificent views to the west, so you can watch the comings and goings of wildlife and the seasons. The ensuite and ‘his’ and ‘hers’ built in wardrobes make this feel like a glamorous hotel suite.

There are two more double bedrooms, as well as a family bathroom on this floor. The second and third bedrooms both benefit from superb views across the countryside and down to the canal, which is just a short walk away, and its network of public footpaths are perfect for a family walk.

There is also a useful boarded loft, accessed via the landing.

The property enjoys an idyllic rural setting, surrounded by countryside and close to a number of public footpaths that wind through the canal-side and local farms.

The High Street with its wide variety of independent cafes, shops, bars and restaurants is



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less than a five minute walk away via a cut through between the Knowle church and primary school.

The proximity of the school makes it ideal for families with young children.

#### Summary of Accommodation

- Reception Room - 5.16 x 4.27
- Kitchen / Dining Room 6.55 x 5.99
- Utility - 2.18 x 1.30
- Cloakroom
- Bedroom One - 5.08 x 3.61
- Ensuite
- Bedroom Two - 4.09 x 2.34
- Bedroom Three - 2.67 x 2.54
- Family bathroom
- Garden Room - 4.52 x 3.53