



## Jacobean Lane, Knowle

Guide Price £1,300,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Introducing this impressive five bedroom detached property residing on a highly sought after road in Knowle and boasting 1/3 of an acre. Situated on a large corner plot, the property offers extensive accommodation and also offers scope for further extension or redevelopment subject to obtaining necessary planning permission, as well as already obtaining granted planning permission for certain areas. The property is set behind a wide frontage with in and out driveway and benefits from a double garage.

On entering the property, you are welcomed by a spacious entrance hallway, with guest cloakroom, leading to all ground floor accommodation which consists of three reception rooms and a further versatile reception room which could also be used as a bedroom as it benefits from an ensuite facility. The heart of this family home is the open plan kitchen and dining area which boasts excellent views of the rear garden and provides ample space for seating, making it an ideal space for entertaining. Adjacent to the kitchen is a practical utility room, offering convenient access for every-day chores, leading to a second hallway with an additional downstairs wc. The property further benefits from a large living room featuring a bay window and a large sitting room with serene views of the rear garden, offering a tranquil space in which to unwind.

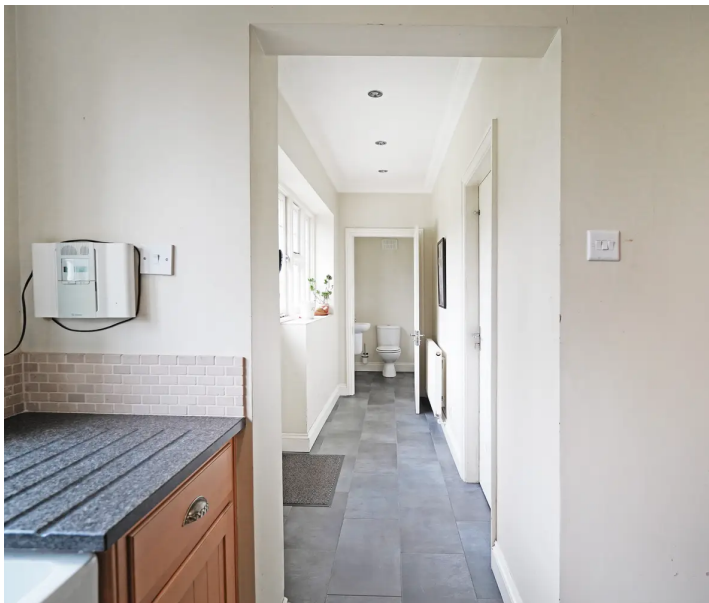




A dedicated home office provides a valuable space for work or study. Additionally, a downstairs bedroom with an ensuite shower room, and a large double garage cater to all your household needs. To the first floor are four generously sized bedrooms, with the principal bedroom boasting fitted wardrobes and an ensuite bathroom. The remaining three bedrooms are serviced by a family bathroom. Externally, the property boasts a large, well-maintained rear garden complemented by a large patio seating area, perfect for relaxing or hosting guests. An in and out driveway to the front provides parking for multiple vehicles. This is an outstanding opportunity for an incumbent buyer to update and put their own stamp on this beautiful property to create their dream family home set within an idyllic location. Contact Xact Homes on 10564 777284 for further information.



- Set On An Impressive Corner Plot
- Five Bedroom Detached
- Potential For Redevelopment Subject To Planning Permission
- Open Plan Kitchen / Diner
- Downstairs Bedroom With Ensuite
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Double Garage & Utility Room
- Lawn Rear Garden With Patio Seating Area
- In & Out Driveway



## 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



## ENTRANCE HALL

### WC

7' 10" x 3' 3" (2.39m x 0.99m)

### LIVING ROOM

18' 8" x 14' 9" (5.69m x 4.50m)

### SITTING ROOM

19' 4" x 10' 10" (5.89m x 3.30m)

### HOME OFFICE

12' 0" x 6' 11" (3.66m x 2.11m)

### KITCHEN/DINER

27' 3" x 17' 11" (8.31m x 5.46m)

### UTILITY ROOM

12' 8" x 7' 7" (3.86m x 2.31m)

### WC

4' 11" x 3' 3" (1.50m x 0.99m)

### BEDROOM FIVE

13' 9" x 12' 0" (4.19m x 3.66m)

### ENSUITE

7' 10" x 6' 7" (2.39m x 2.01m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

30' 0" x 25' 9" (9.14m x 7.85m)

### ENSUITE

9' 8" x 8' 4" (2.95m x 2.54m)

### BEDROOM TWO

15' 11" x 10' 2" (4.85m x 3.10m)

### STORAGE

14' 11" x 8' 6" (4.55m x 2.59m)

**BEDROOM THREE**

12' 8" x 9' 8" (3.86m x 2.95m)

**BEDROOM FOUR**

10' 2" x 9' 8" (3.10m x 2.95m)

**BATHROOM**

11' 10" x 7' 10" (3.61m x 2.39m)

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

19' 6" x 17' 9" (5.94m x 5.41m)

**LARGE WELL MAINTAINED REAR GARDEN****TOTAL SQUARE FOOTAGE**

325.3 sq.m (3502 sq.ft) approx.

**ITEMS INCLUDED IN THE SALE**

TBC

**ADDITIONAL INFORMATION**

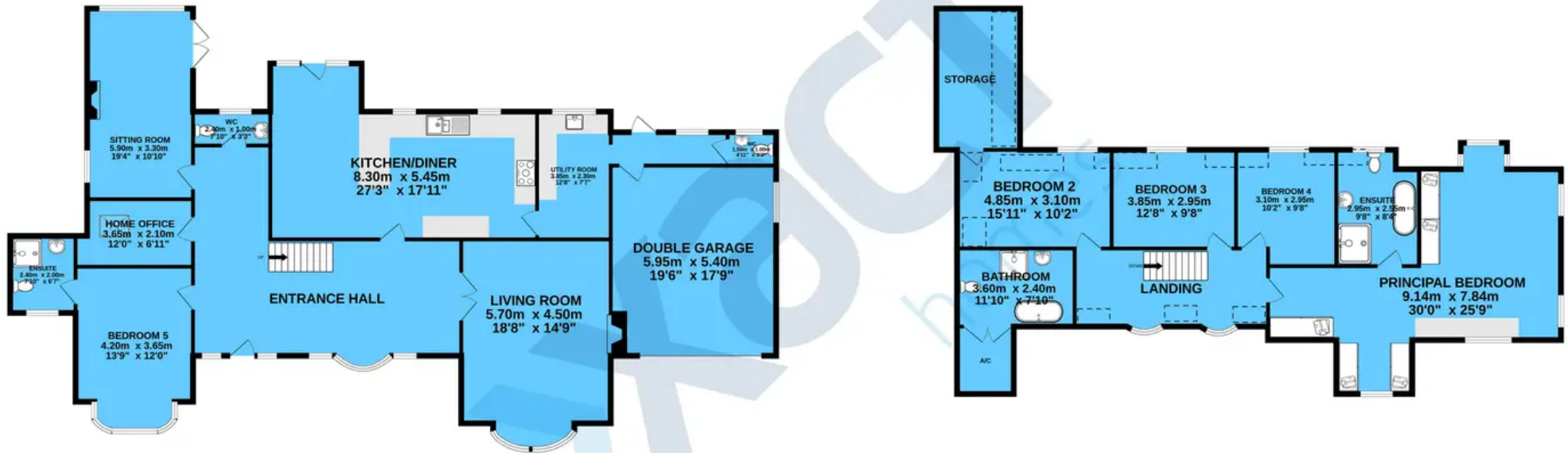
Services - mains gas, electricity and sewers. New boiler. Electric and remote controlled garage door.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 325.3 sq.m. (3502 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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