



Hollywell Road, Knowle

Guide Price £700,000





PROPERTY OVERVIEW

Nestled within the peaceful neighbourhood of Knowle, this significantly extended six-bedroom detached property presents a rare opportunity for discerning buyers seeking a spacious and versatile family home. Boasting a discreet location on a tranquil road, this residence offers ample opportunity for modernisation and remodelling, making it a blank canvas for the new owners to craft their dream living space. Upon entering the property, a large entrance hallway leads to four reception rooms, including living room, snug, dining room and family room, ideal for entertaining guests and a spacious breakfast kitchen perfect for family gatherings. The property is further enhanced by a tarmac driveway providing ample parking and a garage/store for convenient storage solutions. With six generously sized bedrooms and two bathrooms, there is no shortage of space for growing families, while the sought-after Arden Catchment Area adds to the appeal of this desirable home. Additionally, the southerly facing rear garden bathes the property in natural light, providing a peaceful retreat for outdoor relaxation and al fresco dining opportunities.



For those seeking a modern, spacious, and versatile family home with the potential to be transformed into a bespoke living space, this property presents an exciting opportunity to create your dream residence in a desirable location.

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: F

Tenure: Freehold





- Significantly Extended Six Bedroom Detached Property
- Discreetly Located Within A Quiet Road Of Knowle
- Outside Opportunity To Modernise And Remodel
- Large Entrance Hallway Leading To Four Reception Rooms And Breakfast Kitchen
- Set Behind Tarmacadam Driveway Providing Ample Parking
- Superb Family Home Located Within Arden Catchment Area
- Six Bedrooms and Two Bathrooms
- Southerly Facing Rear Garden

PORCH

ENTRANCE HALL

WC

LIVING ROOM

16' 4" x 12' 5" (4.98m x 3.78m)

DINING ROOM

12' 5" x 9' 11" (3.78m x 3.02m)

SNUG

8' 6" x 7' 11" (2.59m x 2.41m)

FAMILY ROOM

15' 11" x 8' 1" (4.85m x 2.46m)

BREAKFAST KITCHEN

18' 11" x 7' 10" (5.77m x 2.39m)

UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

GARAGE/STORE

9' 7" x 8' 1" (2.92m x 2.46m)



FIRST FLOOR

BEDROOM ONE

15' 3" x 12' 6" (4.65m x 3.81m)

BEDROOM TWO

12' 2" x 10' 10" (3.71m x 3.30m)

BEDROOM THREE

10' 6" x 8' 2" (3.20m x 2.49m)

BEDROOM FOUR

9' 6" x 8' 6" (2.90m x 2.59m)

SHOWER ROOM

BEDROOM FIVE

9' 6" x 8' 6" (2.90m x 2.59m)

BEDROOM SIX

11' 0" x 8' 1" (3.35m x 2.46m)

BATHROOM

8' 4" x 7' 10" (2.54m x 2.39m)

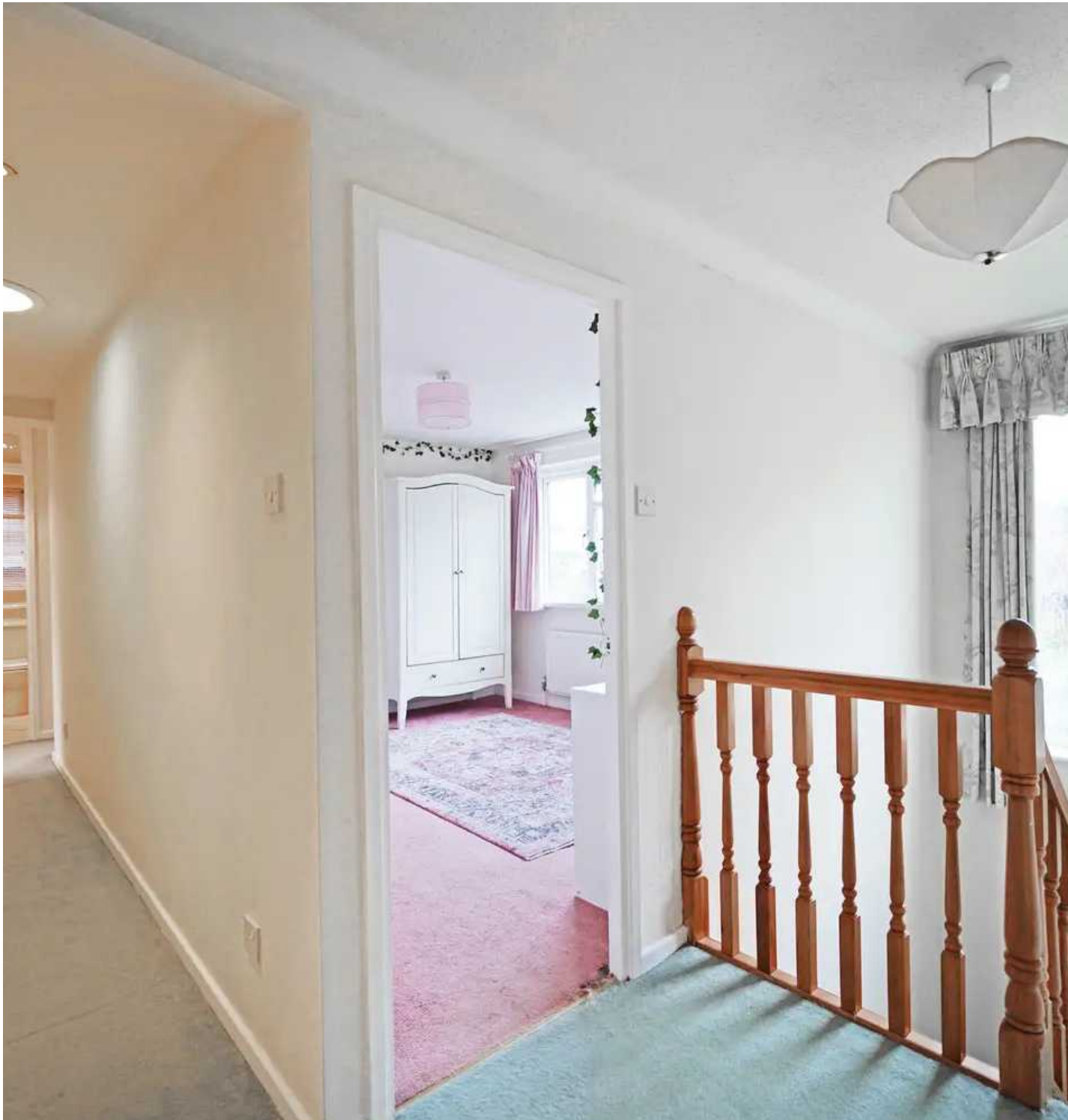
TOTAL SQUARE FOOTAGE

187.1 sq.m (2014 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN

DRIVEWAY PARKING FOR THREE VEHICLES

**ITEMS INCLUDED IN THE SALE**

Zanussi integrated oven, Zanussi integrated hob, extractor, all carpets, curtains, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

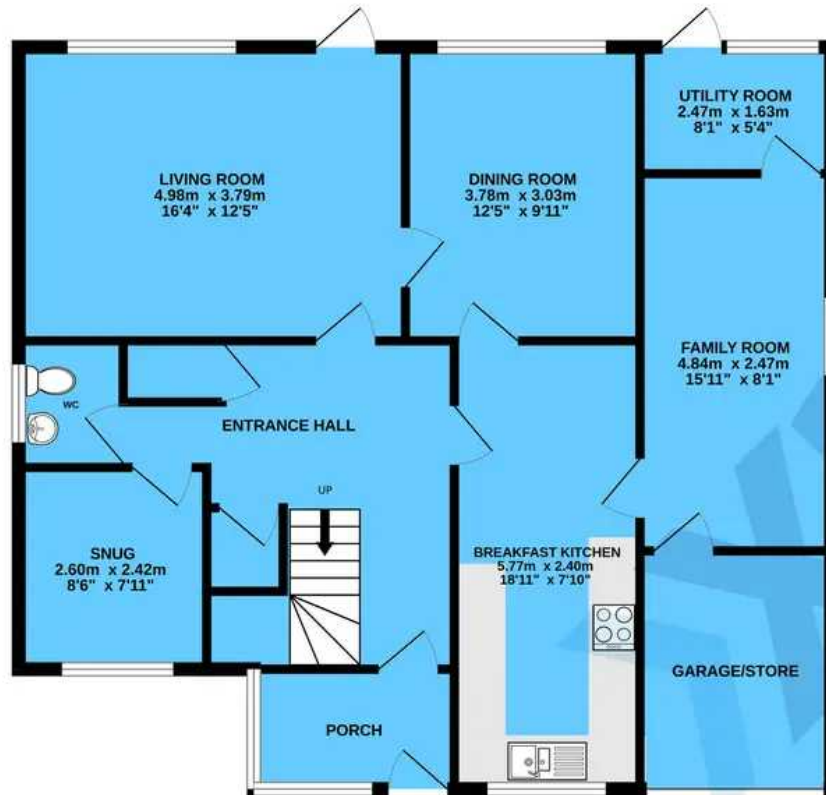
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - fibre optic. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

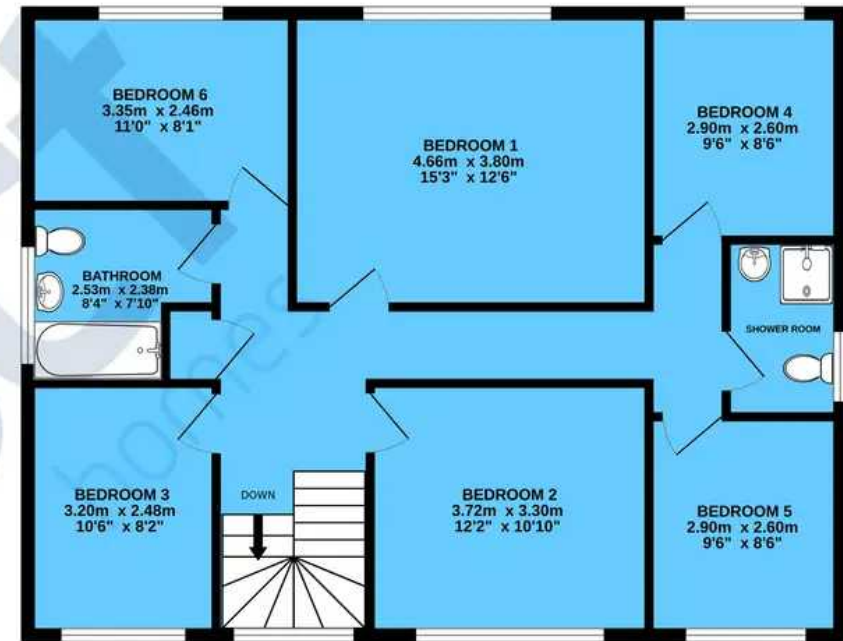
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
98.2 sq.m. (1057 sq.ft.) approx.



1ST FLOOR
88.9 sq.m. (957 sq.ft.) approx.



TOTAL FLOOR AREA : 187.1 sq.m. (2014 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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