



Bakers Lane, Knowle

Guide Price £1,750,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Welcome to this exceptional five-bedroom detached property located on the highly sought-after road of Knowle. This stunning residence is set within gardens and grounds extending to approximately 1.5 acres, offering a sanctuary of privacy and tranquillity. Approaching the property, you are greeted by a grand entrance accessed via a private gated driveway providing ample parking for multiple vehicles and leading to a double garage. Upon entering the property, you are welcomed into a spacious hallway that sets the tone for the opulence that awaits. The property boasts four well-proportioned reception rooms, including a living room with feature bay window offering outstanding views to the rear garden, study, dining room again with feature bay window, and family room conveniently located off the breakfast kitchen. The breakfast kitchen is a culinary delight, featuring modern fitted units with quartz work surfaces and two sets of bi-fold doors that flood the space with natural light and create a seamless connection to the outdoor space.





One of the standout features of this property is its outstanding and recently refurbished leisure complex, which includes a swimming/hydro pool, gymnasium / games room, sauna, and tennis court, offering the ultimate in relaxation and entertainment for the whole family. The swimming pool area also features bi-fold doors opening onto the rear of the property. Heading to the first floor, you will find five double bedrooms, each offering a haven of comfort and style. Three bathrooms provide convenience and luxury for residents and guests alike. The principal bedroom affords a Juliet style balcony overlooking the gardens and grounds with a walk in dressing room and large luxury ensuite. This property is a rare find in today's market, being offered with no upward chain, providing a seamless buying experience for the discerning purchaser looking for their dream home. The gardens and grounds surrounding the property are a true highlight, offering an extremely private and south-facing aspect that enhances the ambience of the outdoor spaces, pond and summerhouse. Whether you are looking to relax in a peaceful setting or entertain guests in style, this property offers the perfect backdrop for all your lifestyle needs.





In conclusion, this stunning five-bedroom detached property in Knowle is a rare gem that combines luxury, privacy, and convenience in one exquisite package. With its impressive features, exceptional leisure complex, and beautiful gardens and grounds, this property offers a lifestyle of sheer indulgence and relaxation. Don't miss the opportunity to make this exceptional residence your own.

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: H

Tenure: Freehold





- Stunning Five Bedroom Detached Property Located On A Highly Sought After Road Of Knowle
- Set Within Gardens And Grounds Extending To Approx 1.5 Acres
- Accessed Via Private Gated Driveway With Large Driveway And Double Garage
- Accessed Via Large Entrance Hallway Leading To Four Well Proportioned Reception Rooms Including Living Room, Study, Dining Room And Family Room Which Is Conveniently Located Off Breakfast Kitchen
- Breakfast Kitchen With Two Set Of Bi-fold Doors And Modern Fitted Units With Quartz Work Surface
- Outstanding Leisure Complex Including Swimming / Hydro Pool, Sauna And Tennis Court
- Five Double Bedrooms And Three Bathrooms To First Floor
- Offered To The Market With No Upward Chain
- Extremely Private And South Facing Gardens And Grounds Extending Around The Property

PORCH

HALLWAY

CLOAKROOM

WC

LIVING ROOM

24' 7" x 17' 5" (7.49m x 5.31m)

DINING ROOM

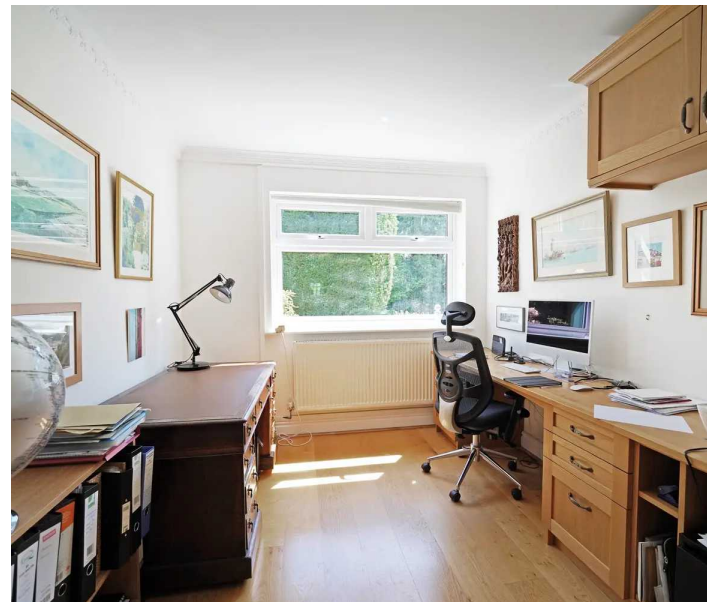
19' 8" x 17' 11" (5.99m x 5.46m)

FAMILY ROOM

13' 7" x 9' 10" (4.14m x 3.00m)

STUDY

11' 6" x 8' 6" (3.51m x 2.59m)



**BREAKFAST KITCHEN**

27' 7" x 19' 8" (8.41m x 5.99m)

UTILITY ROOM

15' 11" x 9' 0" (4.85m x 2.74m)

FIRST FLOOR**PRINCIPAL BEDROOM**

21' 4" x 11' 8" (6.50m x 3.56m)

DRESSING ROOM

11' 4" x 10' 2" (3.45m x 3.10m)

ENSUITE

11' 4" x 7' 5" (3.45m x 2.26m)

BEDROOM TWO

22' 5" x 9' 8" (6.83m x 2.95m)

ENSUITE

8' 0" x 5' 7" (2.44m x 1.70m)

BEDROOM THREE

14' 9" x 9' 10" (4.50m x 3.00m)

BEDROOM FOUR

14' 9" x 9' 10" (4.50m x 3.00m)

BEDROOM FIVE

14' 9" x 9' 6" (4.50m x 2.90m)

BATHROOM

10' 4" x 7' 9" (3.15m x 2.36m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

20' 6" x 19' 8" (6.25m x 5.99m)

PUMP/BOILER ROOM

12' 8" x 9' 2" (3.86m x 2.79m)





LEISURE COMPLEX

SWIMMING/HYDRO POOL

30' 6" x 26' 3" (9.30m x 8.00m)

GYM/GAMES ROOM

24' 7" x 18' 4" (7.49m x 5.59m)

CHANGING ROOM

9' 10" x 7' 10" (3.00m x 2.39m)

WC

7' 1" x 3' 3" (2.16m x 0.99m)

SHOWER ROOM

8' 6" x 5' 9" (2.59m x 1.75m)

SAUNA

5' 11" x 5' 9" (1.80m x 1.75m)

TOTAL SQUARE FOOTAGE

534.6 sq.m (5754 sq.ft) approx.

TENNIS COURT

GROUNDS & GARDENS

GATED DRIVEWAY



ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, blinds and light fittings, garden shed, greenhouse, CCTV and electric garage door.

ADDITIONAL INFORMATION

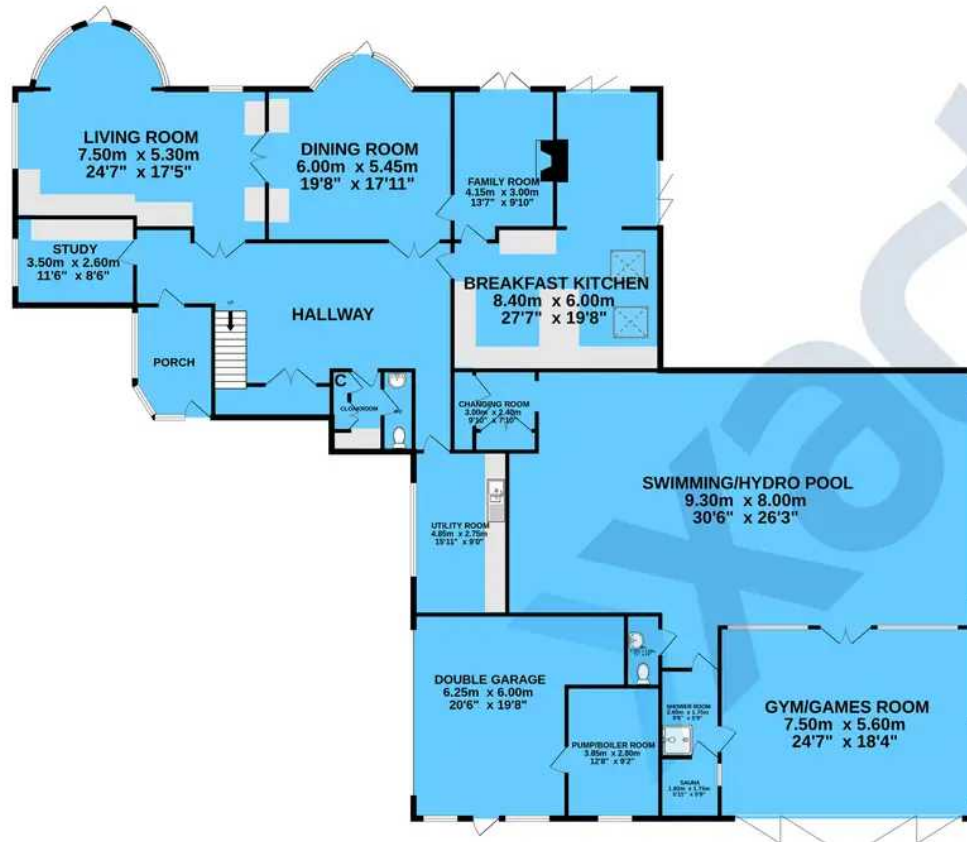
Services - mains electricity, oil, LPG and septic tank.
Broadband - BT. Loft space - boarded with ladder and lighting.

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



1ST FLOOR



TOTAL FLOOR AREA: 534.6 sq.m. (5754 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.

Made with Metropix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
EXCLUSIVE

