



Falkwood Grove, Knowle

Guide Price £750,000





PROPERTY OVERVIEW

Introducing a rare opportunity to acquire a large four-bedroom detached bungalow located on a corner plot in the serene surroundings of a quiet cul-de-sac in Knowle. This property offers outstanding versatility and flexibility, making it a unique find in the local area. Upon entering this expansive bungalow, you are greeted by a spacious porch and entrance hallway complete with a cloaks cupboard and ample storage space for all your belongings. The living space consists of a well-appointed living room, conservatory, sitting room, and a breakfast kitchen, with an additional large reception room located to the rear of the garage accessed off the utility area. The four generously sized bedrooms are thoughtfully laid out, with the principal bedroom boasting a dual aspect, an en-suite bathroom, and fitted wardrobes for your convenience. The remaining bedrooms are serviced by a separate bathroom, ensuring privacy and comfort for all occupants. Furthermore, this property features a double garage and a large driveway providing ample parking space for multiple vehicles, making it ideal for families or those who appreciate the convenience of secure off-road parking.



One of the standout features of this property is the superb south westerly facing rear garden, which wraps around to the side of the property, offering a most private aspect and creating the perfect setting for outdoor relaxation and entertaining. Moreover, the inclusion of additional reception room provides flexibility, allowing for various uses such as an annexe or a further bedroom for a live-in carer, catering to diverse lifestyle needs. In conclusion, this distinguished property offers a rare blend of comfort, functionality, and privacy, making it a desirable choice for those seeking a peaceful retreat in the heart of Knowle. Don't miss the opportunity to make this versatile bungalow your new home. Schedule a viewing today to experience the grace and elegance of this exceptional property.

- Large Four Bedroom Detached Bungalow Located On A Corner Plot
- Located Within a Quiet Cul-De-Sac Of Knowle
- Offering Outstanding Versatility And Flexibility
- Large Porch And Entrance Hallway With Cloaks Cupboard And Storage
- Living Room, Conservatory, Sitting Room And Breakfast Kitchen With Further Large Reception Room Located To Rear Of Garage Off Utility
- Four Bedrooms, Principal Bedroom Dual Aspect With En-suite And Fitted Wardrobes
- Remaining Bedrooms Serviced Via Bathroom
- Double Garage And Large Driveway Providing Ample Parking
- Superb South Westerly Facing Rear Garden Which Wraps To Side Of Property And Offers A Most Private Aspect
- Further Reception Room Offers Versatility To Be Used As An Annexe / Further Bedroom For Live In Carer





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



PORCH

ENTRANCE HALLWAY

LIVING ROOM

18' 1" x 12' 10" (5.51m x 3.91m)

CONSERVATORY

13' 1" x 12' 1" (3.99m x 3.68m)

SITTING ROOM

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

BREAKFAST KITCHEN

12' 10" x 12' 4" (3.91m x 3.76m)

UTILITY ROOM

14' 1" x 5' 9" (4.29m x 1.75m)

WC

PRINCIPAL BEDROOM

25' 1" x 11' 6" (7.65m x 3.51m)

ENSUITE

BEDROOM TWO

10' 4" x 8' 6" (3.15m x 2.59m)

BEDROOM THREE

12' 2" x 7' 7" (3.71m x 2.31m)

BEDROOM FOUR

6' 7" x 5' 9" (2.01m x 1.75m)

BATHROOM



OUTSIDE THE PROPERTY

RECEPTION ROOM

15' 1" x 13' 1" (4.60m x 3.99m)

DOUBLE GARAGE

16' 7" x 15' 5" (5.05m x 4.70m)

TOTAL SQUARE FOOTAGE

199.8 sq.m (2151 sq.ft) approx.

LARGE GARDEN

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Creda integrated oven, Electrolux integrated hob, Electrolux extractor, Beko fridge/freezer, garden shed, greenhouse, electric garage door, all carpets and light fittings, some curtains and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.



INFORMATION FOR POTENTIAL BUYERS

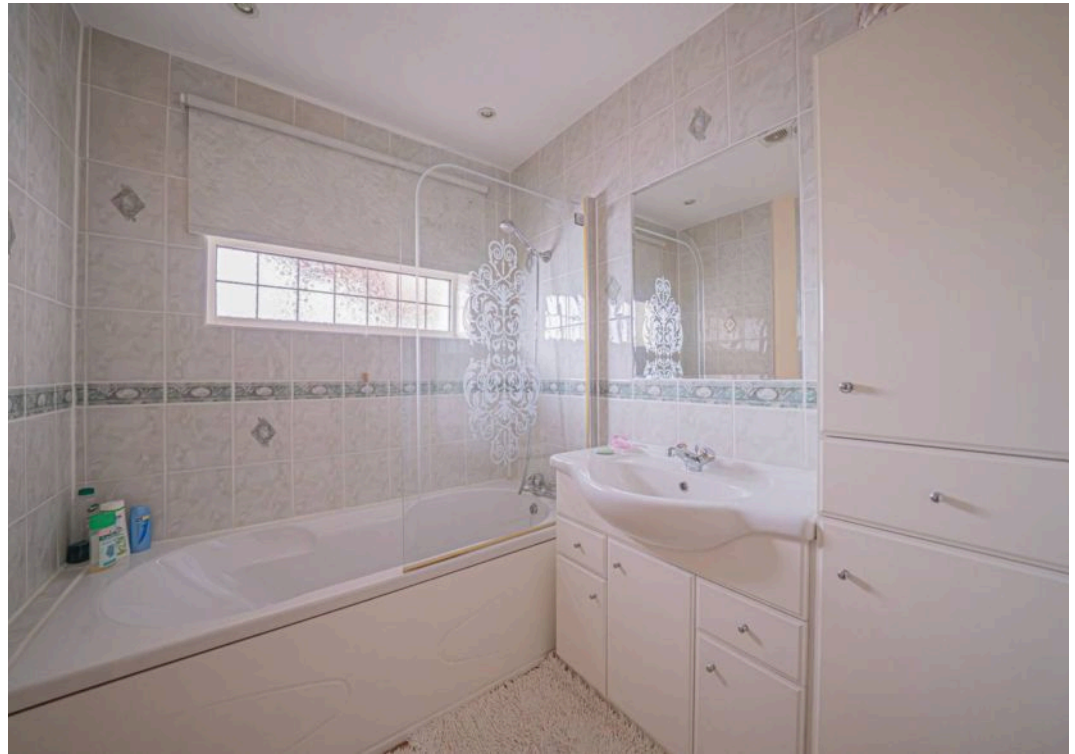
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

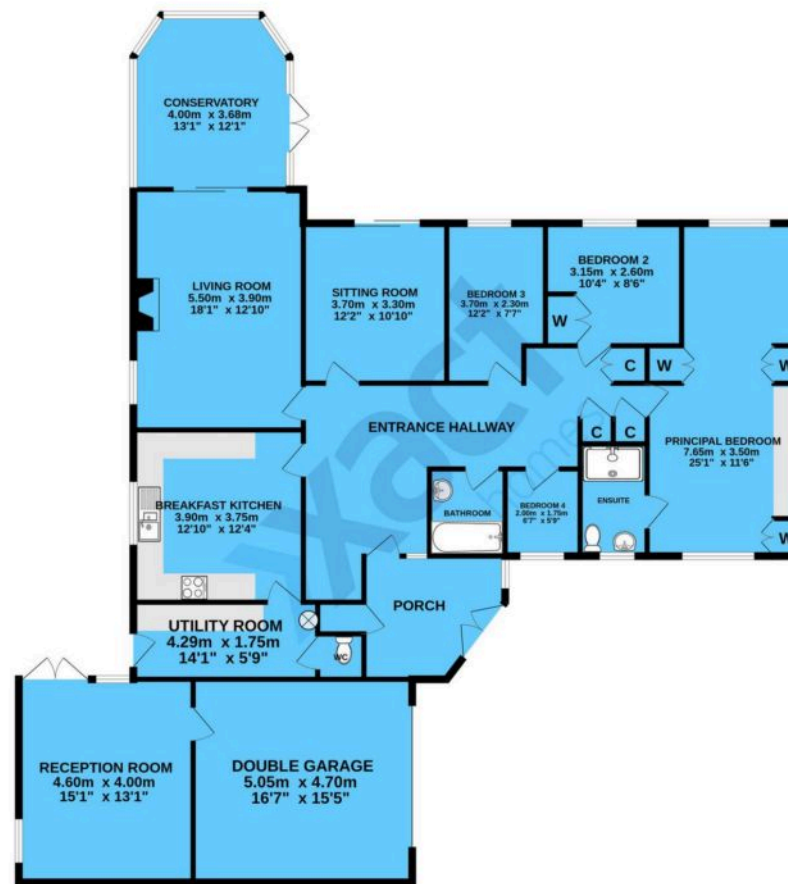
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA: 199.8 sq.m. (2151 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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