

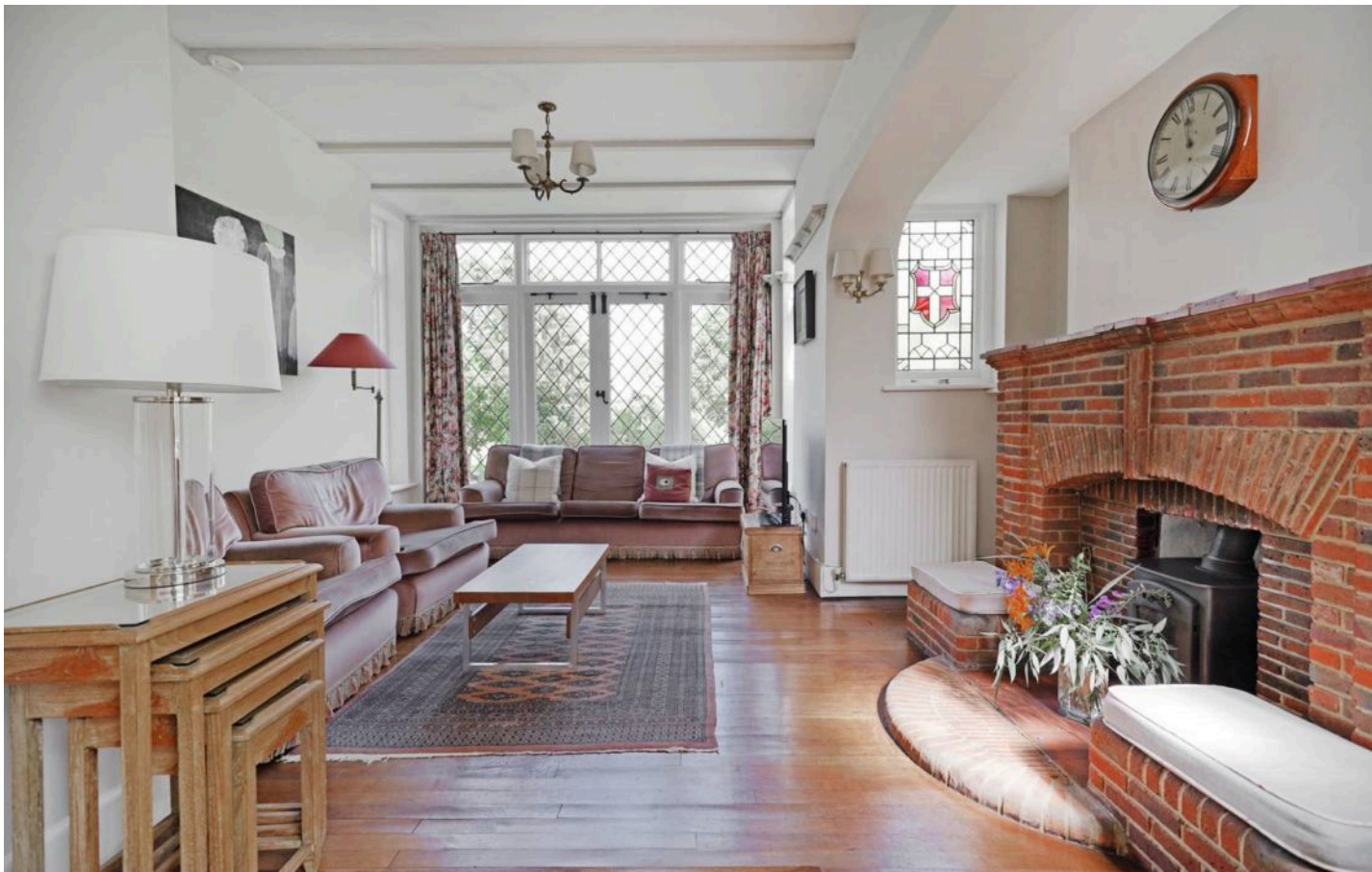


## Tilehouse Green Lane, Knowle

In Excess of £800,000







## PROPERTY OVERVIEW

Coming to the market for the first time in over 40 years.

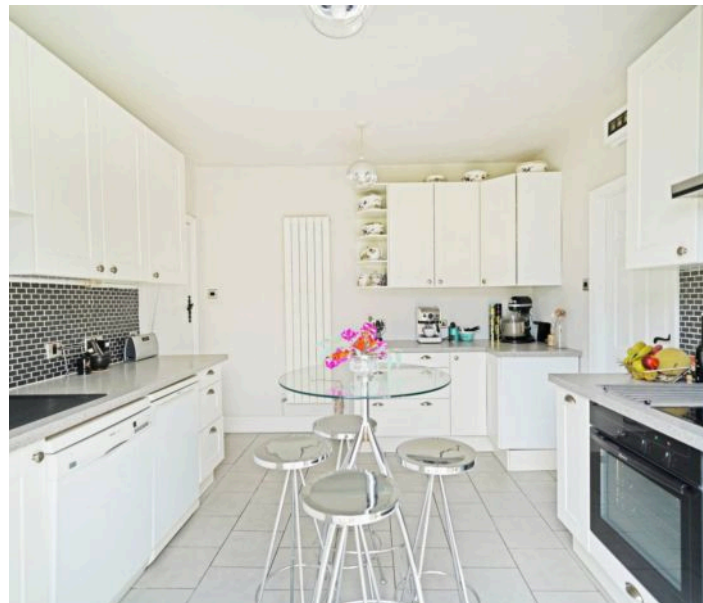
Located within the highly sought-after Arden Academy catchment area, this four-bedroom unique architectural designed, detached house, standing on a third of an acre plot, offers a rare opportunity for a discerning buyer. Boasting a prime location within walking distance to Knowle Village. Upon approach, the property impresses with its grand stature and a large driveway providing ample parking space for multiple vehicles. Stepping inside, you are greeted by period features such as a large stained glass window running the height of the staircase. The ground floor features a sitting room with French windows to the garden and a separate dining room with front facing views and an open fire. A dedicated home office provides a valuable space for work or study. The modern kitchen is light and airy with ample worksurfaces and French windows to the rear garden and conveniently connected to a utility room with a separate toilet. The accommodation comprises four generously proportioned bedrooms, providing ample space for a growing family or hosting overnight guests. There are two bathrooms one of which is en-suite to the main bedroom.





This property also presents an exciting prospect for those with a vision for expansion, as there is significant scope to extend subject to the necessary planning permissions. The large garden provides the perfect setting for outdoor entertainment. In addition to its impressive features, the property's proximity to Arden Academy and Knowle Village adds to its allure. Families will appreciate the convenience of having a prestigious educational institution and the amenities of Knowle Village are both within walking distance. In summary, this four-bedroom detached house is a rare find in a prime location. With its traditional charm and potential for further development, this property presents a unique opportunity for the discerning buyer.

- Unique Architectural Designed Four Bedroom Detached
- Large Driveway
- Two Bathrooms
- Scope To Extend STPP
- Period Stained Glass Windows
- Arden Academy Catchment
- Walking Distance To Knowle Village
- Set In A Third Of An Acre







#### 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

## HALLWAY

## STUDY

7' 7" x 6' 0" (2.31m x 1.83m)

## LIVING ROOM

22' 9" x 13' 9" (6.93m x 4.19m)

## DINING ROOM

12' 0" x 11' 11" (3.66m x 3.63m)

## KITCHEN

11' 11" x 10' 9" (3.63m x 3.28m)

## UTILITY

## WC

## FIRST FLOOR

## BEDROOM ONE

12' 6" x 12' 0" (3.81m x 3.66m)

## ENSUITE

## BEDROOM TWO

12' 9" x 8' 11" (3.89m x 2.72m)

## BEDROOM THREE

12' 1" x 10' 6" (3.68m x 3.20m)

## BEDROOM FOUR

12' 0" x 8' 8" (3.66m x 2.64m)

## BATHROOM





## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 10" x 8' 6" (4.83m x 2.59m)

### **TOTAL SQUARE FOOTAGE**

147.8 sq.m (1591 sq.ft) approx.

### **LARGE GARDEN**

### **PARKING FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

TBC

### **ADDITIONAL INFORMATION**

Services – water meter, mains gas, electricity and sewers. Broadband – EE.

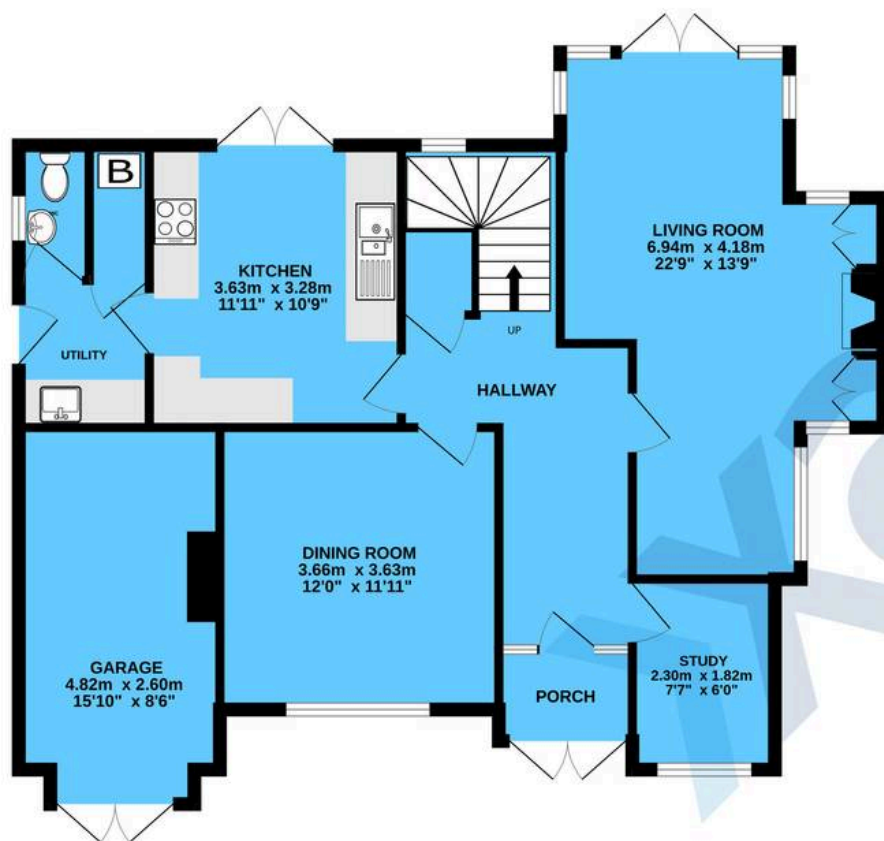
### **INFORMATION FOR POTENTIAL BUYERS**

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.

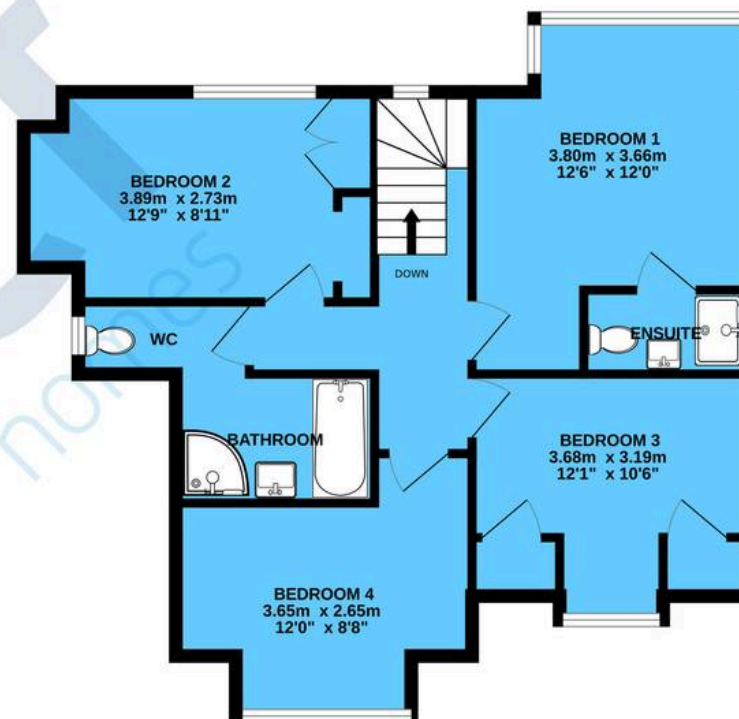




GROUND FLOOR  
83.2 sq.m. (896 sq.ft.) approx.



1ST FLOOR  
64.6 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA : 147.8 sq.m. (1591 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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