



Lodge Road, Knowle

Guide Price £975,000





PROPERTY OVERVIEW

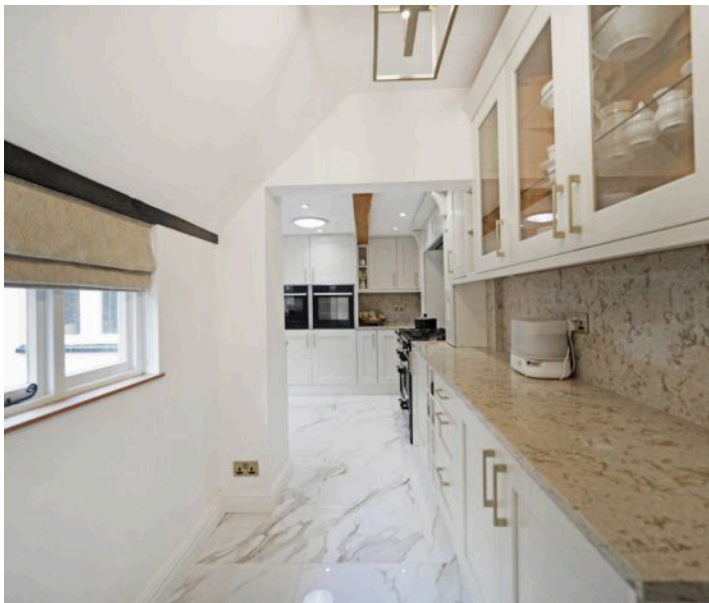
Nestled within the heart of Knowle Village, this stunning three-bedroom detached cottage offers the epitome of modern living within a delightful period property. Accessed via a private gated entrance and a long sweeping driveway, this exclusive residence is set within private gardens, providing a sense of tranquillity and seclusion. Having undergone a complete refurbishment and update to the highest standard, this property seamlessly blends traditional charm with contemporary luxury. The ground floor of the cottage is comprised of a spacious living room with a playroom/study, a dining room, a snug/study, and a bright breakfast kitchen, providing ample space for both relaxation and entertainment. All ground floor accommodation is accessed via the entrance hallway which sets the tone for the luxury that awaits within. Ascending the staircase, the first floor boasts three generously sized bedrooms, each complete with fitted wardrobes and flooded with natural light. The refurbished family bathroom exudes elegance and sophistication, offering a serene retreat within the home.





The true allure of this property lies in its outstanding secluded location, enveloped by meticulously landscaped gardens that provide an enchanting backdrop to daily life. A courtyard garden at the rear of the property offers a peaceful retreat for al fresco dining or moments of contemplation. For those seeking additional amenities, a detached garage on-site has been thoughtfully converted into a versatile garden room, kitchen, and gym, providing a space that is tailor-made for entertainment and relaxation. This exceptional property presents a unique opportunity to reside in a beautifully appointed home, thoughtfully designed to cater to modern lifestyles, while retaining the character and charm of its period origins. With all local facilities within easy walking distance, residents can enjoy the best of village life while being conveniently connected to urban amenities. Experience the epitome of refined living in this meticulously crafted cottage within a secluded oasis.

- Stunning Three Bedroom Detached Cottage Set Within Private Gardens
- Set Behind A Private Gated Entrance And Long Sweeping Driveway
- Located Within The Heart Of Knowle Village And Within Easy Walking Distance To All Local Facilities
- Completely Refurbished And Updated To The Highest Standard Throughout
- Beautiful Period Property Affording Living Room with Play Room/Study, Dining Room, Snug / Study Plus Breakfast Kitchen
- Three Bedrooms All With Fitted Wardrobes And Refurbished Family Bathroom
- Outstanding Secluded Location Benefiting From Landscaped Gardens With Courtyard Garden to Rear
- Detached Garage Which Has Been Converted Into Garden Room / Kitchen And Gym Offering Versatile Facility For Entertainment





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

ENTRANCE HALLWAY

BREAKFAST KITCHEN

19' 1" x 11' 9" (5.82m x 3.59m)

LIVING ROOM

15' 3" x 13' 1" (4.66m x 4.00m)

PLAYROOM / STUDY

6' 2" x 5' 0" (1.88m x 1.52m)

**DINING ROOM**

14' 11" x 13' 9" (4.55m x 4.20m)

SNUG / STUDY

14' 10" x 11' 2" (4.51m x 3.41m)

SHOWER ROOM**UTILITY ROOM**

6' 7" x 6' 3" (2.00m x 1.90m)

FIRST FLOOR**BEDROOM ONE**

15' 7" x 11' 1" (4.76m x 3.38m)

BEDROOM TWO

15' 8" x 13' 7" (4.78m x 4.15m)

BEDROOM THREE

14' 10" x 10' 4" (4.52m x 3.14m)

BATHROOM**TOTAL SQUARE FOOTAGE**

Total floor area: 203.0 sq.m. = 2185 sq.ft. approx.

OUTSIDE THE PROPERTY**LANDSCAPED GARDENS****A COURTYARD GARDEN TO THE REAR****GARDEN ROOM / KITCHEN / GYM**

28' 2" x 11' 0" (8.58m x 3.36m)



ITEMS INCLUDED IN SALE

Neff integrated oven, Integrated extractor fan, Neff integrated microwave, Neff integrated fridge freezer, AEG integrated dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed, a greenhouse, Neff extractor fan in second outdoor kitchen and the Samsung American fridge freezer in the outdoor kitchen.

ADDITIONAL INFORMATION

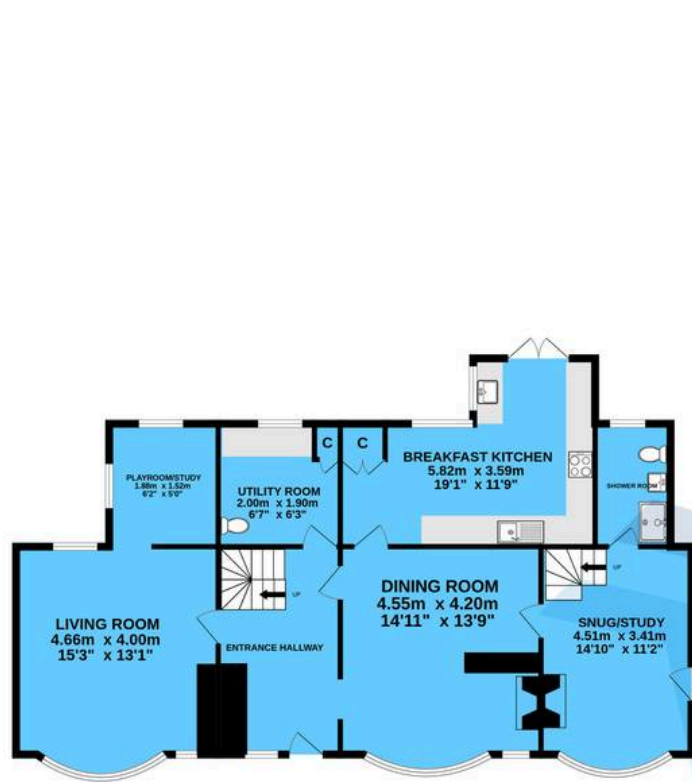
Services – mains gas, electricity and mains sewers.
Broadband – Virgin Media. Loft space – boarded with ladder.

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



1ST FLOOR



TOTAL FLOOR AREA : 203.0 sq.m. (2185 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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