



Darley Green Road, Knowle

Guide Price £450,000





PROPERTY OVERVIEW

This beautifully presented and maintained three bedroom end terrace cottage is located within a sought after and semi rural location of Knowle and is also located close to Dorridge village and station. The property has been comprehensively updated by the present owners. Comprising a breakfast kitchen leading to a conservatory / garden room, living room to the front with integrated log burner and stairs leading to all first floor accommodation. To the first floor are two bedrooms and a refurbished family bathroom and stairs providing access to a further double bedroom with extensive eaves storage located to the second floor, to the rear of the property is a beautifully landscaped and low maintenance rear garden which affords a south facing aspect and provides access into a detached double garage. There is currently approval/balance of time remaining of planning permission to erect a wrap around single storey extension which would replace the conservatory and build out along the side access (PL/2022/01567/MINFHO). To view this beautifully presented character cottage please contact Xact Homes on 01564 777284.



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: B

Tenure: Freehold





- Three Bedroom End Terraced Cottage
- Located A Short Walk Away From Dorridge Station
- Well Maintained
- Highly Sought After & Semi Rural Location
- Breakfast Kitchen
- Conservatory/Garden Room
- South Facing Rear Garden
- With Planning Permission For A Single Storey Rear & Side Extension

LIVING ROOM

16' 0" x 11' 10" (4.89m x 3.61m)

KITCHEN / BREAKFAST ROOM

16' 0" x 8' 6" (4.88m x 2.58m)

CONSERVATORY

14' 10" x 10' 10" (4.52m x 3.29m)

FIRST FLOOR

BEDROOM TWO

12' 10" x 8' 6" (3.90m x 2.60m)

BEDROOM THREE

11' 11" x 10' 1" (3.63m x 3.07m)

BATHROOM

8' 6" x 7' 11" (2.58m x 2.41m)

SECOND FLOOR

BEDROOM ONE

12' 8" x 11' 1" (3.85m x 3.39m)

OUTSIDE THE PROPERTY

GARAGE

16' 6" x 12' 2" (5.02m x 3.72m)

SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, 5 ring ceramic hob, extractor, fridge freezer, all carpets and electric roller garage door.

ADDITIONAL INFORMATION

Services - Oil, mains electricity and sewers Broadband
- BT - Fibre optic Loft Space - Eaves storage

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.

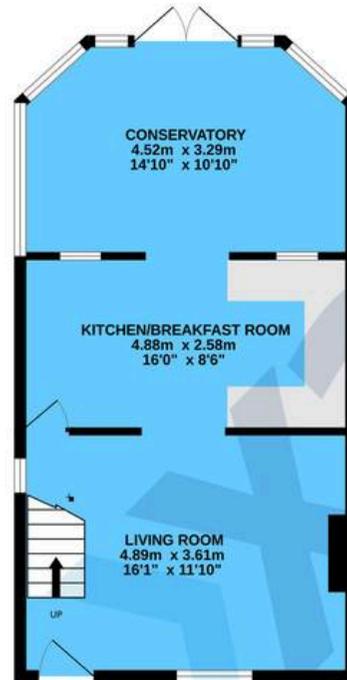
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GARAGE



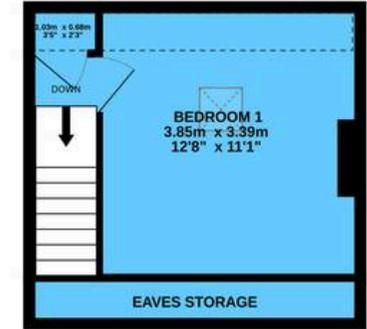
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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