



## Tilehouse Green Lane, Knowle

Guide Price £1,750,000

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EXCLUSIVE







## PROPERTY OVERVIEW

Poised gracefully on a premier road of Knowle, this extended and internally reconfigured traditional detached property with annexe, boasts a covetable setting, situated adjacent to the picturesque Copt Heath Golf Course. The property commands attention with a large block-paved in and out driveway offering ample parking for multiple vehicles, leading to a double garage and workshop with a self contained annexe above, providing versatile and perfect multi-generational living arrangements. In addition, the annexe is absolutely ideal for those wishing to run a business from home or those wishing to house guests / relatives. This is an exceptional and distinguished traditional detached property boasting 4 bedrooms with separate 1 bedroom annexe (above the double garage), presents an outstanding family home with a prestigious address, and is presented to the market with the added benefit of no upward chain. The ground floor provides a seamless flow of space, featuring three reception rooms that exude elegance, including a triple aspect living room with feature fireplace, office overlooking the rear garden with Neville Johnson integrated furniture, plus a versatile dining room/study, all alongside a generously sized open plan kitchen/dining & family room. This space is perfectly designed for entertaining and every-day living.







Ascending to the first floor, the property offers four double bedrooms, each with its own ensuite facility, promising ultimate comfort and privacy. The principal bedroom includes extensive fitted wardrobes plus a large luxury ensuite. Additionally, an annexe situated above the double garage with downstairs shower room and WC, offers a flexible space ideal for multi-generational living or the convenience of running a business from home. The annexe includes a open plan kitchen / living room, shower room and bedroom. Nestled within an expansive plot, this property boasts beautifully landscaped gardens to both the front and rear, creating a serene retreat that seamlessly merges with the natural beauty of the surrounding golf course. The rear garden, which abuts the 6th and 12th hole of Copt Heath Golf Course, offers a tranquil backdrop for outdoor enjoyment via a full width patio area providing ample room for table and chairs. A summerhouse (fully equipped with power for heating, lighting) situated at the rear boundary adds a touch of luxury to the outdoor space. This distinguished property presents a rare fusion of luxury, convenience, and tranquillity, making it an exceptional find in an esteemed location. With its stunning interior, expansive outdoor space, and versatile living arrangements, this property offers a lifestyle of grace and sophistication, embodying the epitome of distinguished living in Knowle.







#### 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



- Offered To The Market With The Benefit Of No Upward Chain
- Rare Opportunity To Purchase An Outstanding Family Home Set Upon A Premier Road Of Knowle
- Extended 4 Bedroom Traditional Detached Property Backing Onto Copt Heath Golf Course With 1 Bedroom Annexe Above Garage
- Set Behind A Large Block Paved In And Out Driveway Providing Parking For Multiple Vehicles And Leading To A Double Garage And Workshop
- Ground Floor Accommodation Includes Three Reception Rooms, A Large Open Plan Kitchen / Dining & Family Room & Office (Fitted Out By Neville Johnson)
- Four Double Bedrooms To First Floor All With Ensuite Facilities Plus An Annexe Located Above The Garage Perfect For Multi Generational Living / Running A Business From Home
- All Set Within An Outstanding Plot With A Wide Frontage And Beautifully Landscaped Gardens To The Front And Rear Which Back Onto Hole 6 And 12 Of Copt Heath Golf Course
- Garden Provides Access Into Double Garage / Workshop And Annexe Plus A Summerhouse Located To The Rear Boundary





**PORCH**

**HALL**

**CLOAKROOM**

**LIVING ROOM**

20' 5" x 17' 0" (6.22m x 5.18m)

**DINING ROOM/STUDY**

14' 7" x 12' 0" (4.45m x 3.66m)

**KITCHEN/DINING & FAMILY ROOM & OFFICE**

**KITCHEN AREA**

14' 0" x 12' 6" (4.27m x 3.81m)

**DINING & FAMILY AREA**

19' 3" x 11' 10" (5.87m x 3.61m)

**OFFICE**

16' 2" x 8' 11" (4.93m x 2.72m)

**UTILITY**

31' 1" x 5' 10" (9.47m x 1.78m)

**WC**

**STORE**

8' 1" x 5' 10" (2.46m x 1.78m)

**LOG STORE**

5' 10" x 3' 11" (1.78m x 1.19m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 7" x 14' 0" (4.75m x 4.27m)

**ENSUITE**

13' 4" x 5' 1" (4.06m x 1.55m)



#### **BEDROOM TWO**

17' 5" x 11' 7" (5.31m x 3.53m)

#### **ENSUITE**

5' 7" x 5' 6" (1.70m x 1.68m)

#### **BEDROOM THREE**

14' 0" x 14' 0" (4.27m x 4.27m)

#### **ENSUITE**

5' 6" x 5' 5" (1.68m x 1.65m)

#### **BEDROOM FOUR**

14' 1" x 10' 10" (4.29m x 3.30m)

#### **JACK N JILL BATHROOM**

9' 2" x 7' 11" (2.79m x 2.41m)

#### **OUTSIDE THE PROPERTY**

#### **DOUBLE GARAGE**

26' 3" x 19' 3" (8.00m x 5.87m)

#### **DOWNSTAIRS SHOWER ROOM & WC OFF GARAGE**

8' 3" x 3' 9" (2.51m x 1.14m)

#### **GARDEN SHED**

10' 0" x 6' 11" (3.05m x 2.11m)

#### **ANNEXE FIRST FLOOR**

#### **KITCHEN/LIVING ROOM**

17' 1" x 14' 3" (5.21m x 4.34m)

#### **SHOWER ROOM**

5' 5" x 5' 1" (1.65m x 1.55m)

#### **BEDROOM**

13' 5" x 10' 5" (4.09m x 3.18m)



**TOTAL SQUARE FOOTAGE**

340.0 sq.m (3660 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****SUMMER HOUSE**

Fully equipped with power for heating, lighting, operate waterfall and external lighting.

**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Samsung fridge/freezer, Siemens dishwasher, workshop, greenhouse, electric garage door, all carpets, curtains, blinds and light fittings, ride on mower, fitted wardrobes in two bedrooms and matching Neville Johnson bedside cabinets in principal bedroom. Annexe - hob, extractor, oven, fridge, freezer, dishwasher, washer/dryer and large sofa and bed frame (mattress if required).

**ADDITIONAL INFORMATION**

Service - mains gas, electricity and sewers. Annexe - LPG central heating. Broadband - FTTP (fibre to the premises). 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.

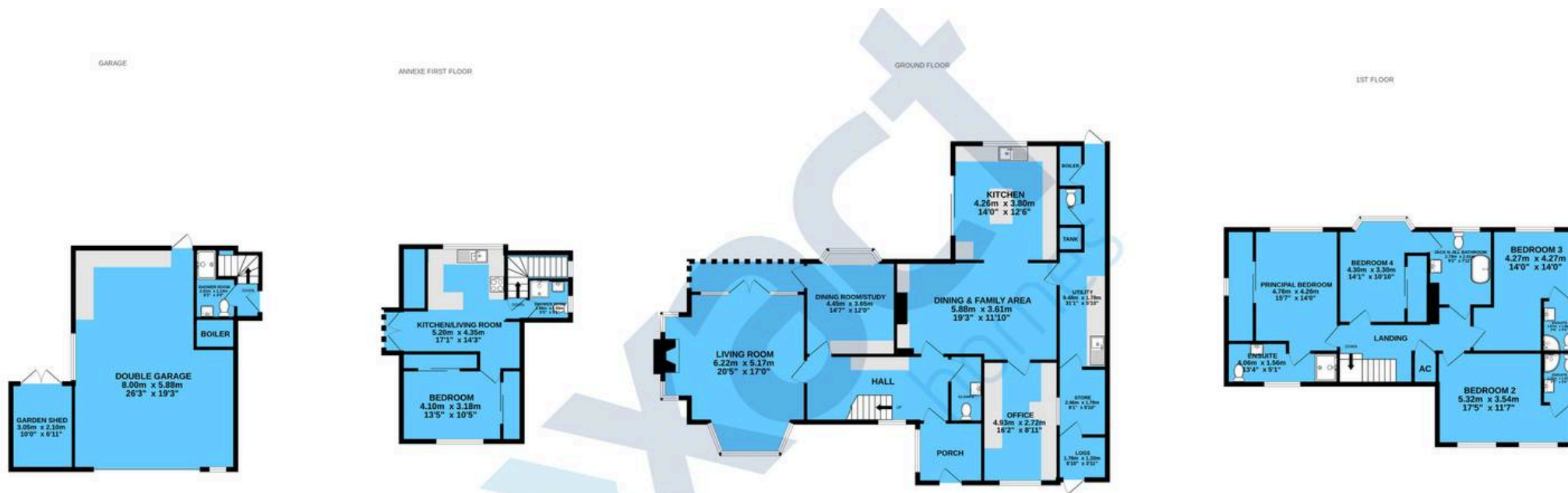












TOTAL FLOOR AREA : 340.0 sq.m. (3660 sq.ft.) approx.

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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# Xact Homes

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