



Hallcroft Way, Knowle

Guide Price £650,000



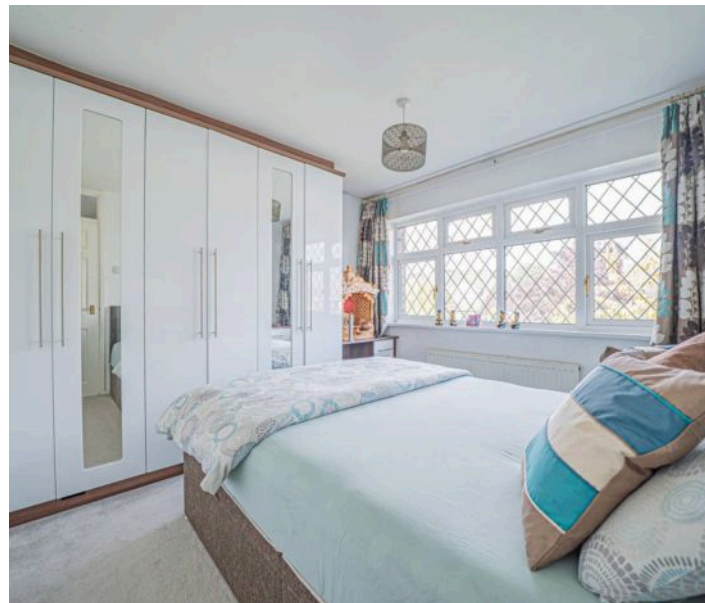


PROPERTY OVERVIEW

This impressive four-bedroom detached house is situated in the charming village of Knowle. The property boasts a south-facing garden, offering a tranquil retreat.

The front of the property is adorned with a meticulously landscaped lawn and a spacious block-paved driveway, complemented by a double tandem garage.

Step inside through the entrance hallway to discover a well-designed layout on the ground floor, featuring a breakfast kitchen and three generously-sized reception rooms, including a lounge, dining room, and conservatory, perfect for relaxing or entertaining guests. A large window in the kitchen offers a delightful view over the rear garden, bringing in plenty of natural light and a sense of connection with the outdoors.



Ascend the stairs to find four spacious bedrooms, two of which include fitted wardrobes. The family bathroom on this floor is equipped with both a bath and a shower, ensuring convenience for the residents. The first floor accommodation is further enhanced by a large landing area, adding to the sense of space and flow throughout the home.



Step outside to appreciate the wonderful outdoor space that this property has to offer. With a beautiful south-facing garden, this home provides ample space for outdoor activities and relaxation. The rear garden features a generously sized patio area that invites residents to bask in the sun or dine al fresco. Perfectly positioned for soaking up the sun throughout the day, the south-facing aspect of the garden ensures natural light floods into the property, creating a warm and welcoming ambience.

This property's location within the sought-after Arden Academy catchment area further enhances its appeal. Residents can enjoy the convenience of local schools, amenities, and transport links, making this the perfect place to call home.

Additionally, the property benefits from approved planning permission, which allows for a single-storey front extension (with a mono-pitch roof and gable over new porch) plus a two-storey side and rear extension. This gives the future owner the opportunity to expand substantially on both the ground and first floors to create a home more tailored to their needs.





- Four Bedroom Detached House With A South Facing Garden Located Within The Village Of Knowle
- Approved Planning Permission For A Front Single-Storey Extension And A Two-Storey Side And Rear Extension
- The Property Is Set Behind A Landscaped Front Lawn & A Good Size Block Paved Driveway Which Is Supported By A Double Tandem Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Is Comprised Of A Breakfast Kitchen, Three Large Reception Rooms & A Guest WC
- Upstairs, The Property Is Comprised Of Four Large Bedrooms, Two Of Which Benefit From Fitted Wardrobes



- All Bedrooms Are Serviced By The Family Bathroom, Which Benefits From Both A Bath & Separate Shower
- To The Rear Of The Property Is A Well Proportioned South Facing Garden With A Large Patio Area
- Ideally Located For Local Schools & Set Within The Prestigious Arden Academy Catchment Area



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: E

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LOUNGE

16' 2" x 12' 1" (4.94m x 3.69m)

BREAKFAST KITCHEN

14' 11" x 9' 6" (4.54m x 2.89m)

DINING ROOM

12' 0" x 10' 2" (3.67m x 3.11m)

CONSERVATORY

12' 0" x 10' 2" (3.67m x 3.10m)

INTEGRAL TANDEM GARAGE

28' 5" x 9' 6" (8.65m x 2.89m)

With parking space for two vehicles.

FIRST FLOOR

BEDROOM ONE

13' 0" x 11' 4" (3.95m x 3.45m)

BEDROOM TWO

10' 8" x 10' 2" (3.24m x 3.11m)

BEDROOM THREE

9' 8" x 6' 10" (2.95m x 2.08m)

BEDROOM FOUR

9' 3" x 7' 2" (2.81m x 2.19m)

BATHROOM

10' 2" x 5' 7" (3.09m x 1.70m)

TOTAL SQUARE FOOTAGE

147.0 sq.m (1587 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, swings and slide in garden and a 2022 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially 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.

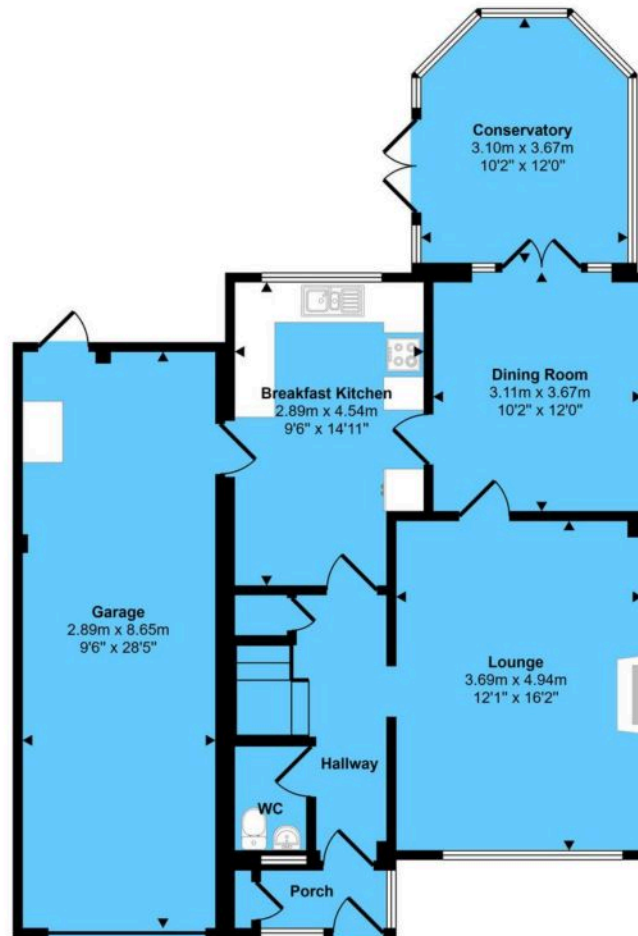
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

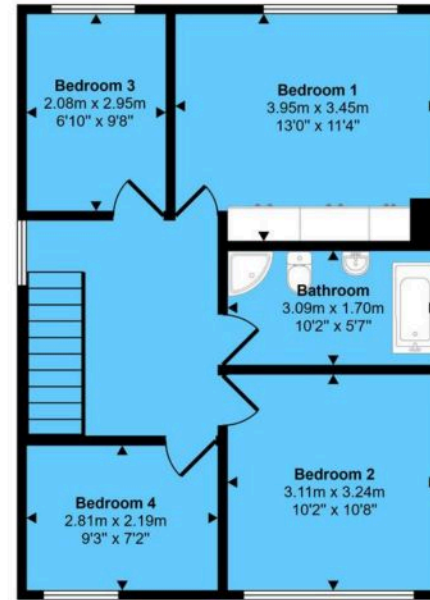
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
147 sq m / 1587 sq ft



Ground Floor
Approx 94 sq m / 1014 sq ft



First Floor
Approx 53 sq m / 572 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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