



Hallcroft Way, Knowle

Guide Price £700,000





PROPERTY OVERVIEW

This immaculate property, presented with the added benefit of no upward chain, offers exceptional potential for extension (subject to planning permission), making it an enticing investment opportunity. This four-bedroom detached dwelling also showcases a captivating south-facing rear garden that bathes the property in natural light.

Approaching the residence, one is welcomed by a spacious block-paved driveway that graciously accommodates multiple vehicles and leads to a single garage. The entrance hallway seamlessly connects to all ground floor areas, with a convenient guest cloakroom adding to the property's functionality.

The interior boasts two reception rooms, including a living room to the front elevation and a separate dining room to the rear, alongside a well-appointed breakfast kitchen and a utility space for added convenience. Moving to the upper level, four bedrooms await, with the superb principal bedroom standing out for its fitted wardrobes and expansive ensuite bathroom.

Completing the offerings is a single garage, perfect for secure vehicle storage. The impeccably landscaped, south-facing rear garden provides a tranquil escape and an ideal setting for outdoor entertainment.





This property requires viewing to fully appreciate the exceptional positioning and advantages it affords. Don't miss the opportunity to explore the possibilities and envision the life that could unfold within this meticulously maintained residential sanctuary.

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





- Offered To The Market With The Benefit Of No Upward Chain
- Offering Outstanding Potential For Extension (STPP)
- Four Bedroom Detached Property With A Beautiful South Facing Rear Garden
- Set Behind A Large Block Paved Driveway Providing Ample Parking And Leading To Garage
- Entrance Hallway Leading Into All Ground Floor Accommodation Plus Guest Cloakroom
- Two Reception Rooms Including Living Room And Dining Room Plus Breakfast Kitchen And Utility
- Four Bedrooms To The First Floor Including Superb Principal Bedroom With Fitted Wardrobes And Large Ensuite
- Single Garage
- Excellent Landscaped And South Facing Rear Garden
- Viewing Essential To Appreciate The Position And Location Of This Property



ENTRANCE HALLWAY

WC

LIVING ROOM

21' 9" x 12' 7" (6.62m x 3.83m)

DINING ROOM

12' 6" x 10' 7" (3.80m x 3.22m)

BREAKFAST KITCHEN

13' 1" x 9' 2" (3.99m x 2.80m)

UTILITY ROOM

9' 1" x 6' 6" (2.78m x 1.99m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 5" x 11' 10" (5.92m x 3.60m)

ENSUITE

10' 8" x 6' 8" (3.26m x 2.02m)

BEDROOM TWO

12' 8" x 10' 6" (3.85m x 3.21m)

BEDROOM THREE

9' 11" x 9' 4" (3.02m x 2.84m)

BEDROOM FOUR

9' 11" x 9' 4" (3.02m x 2.84m)

SHOWER ROOM

7' 10" x 7' 5" (2.39m x 2.25m)

TOTAL SQUARE FOOTAGE

165.8 sq.m (1785 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

18' 10" x 8' 10" (5.75m x 2.70m)

DRIVEWAY PARKING

LANDSCAPED SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, Currys fridge, Miele dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and electric garage door.

ADDITIONAL INFORMATION

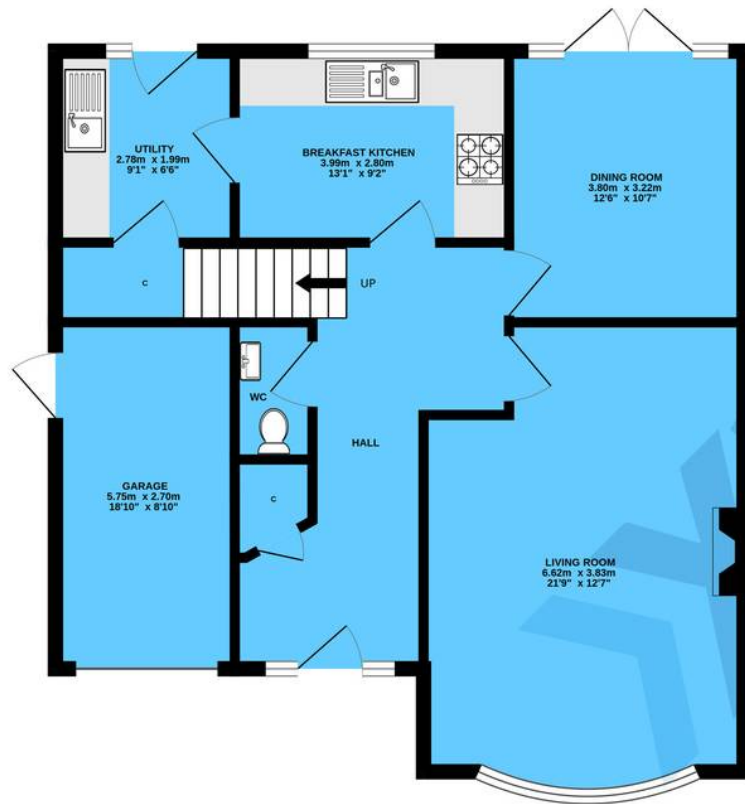
Services – direct mains water, sewers and electricity.
Broadband – ADSL copper wire. Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

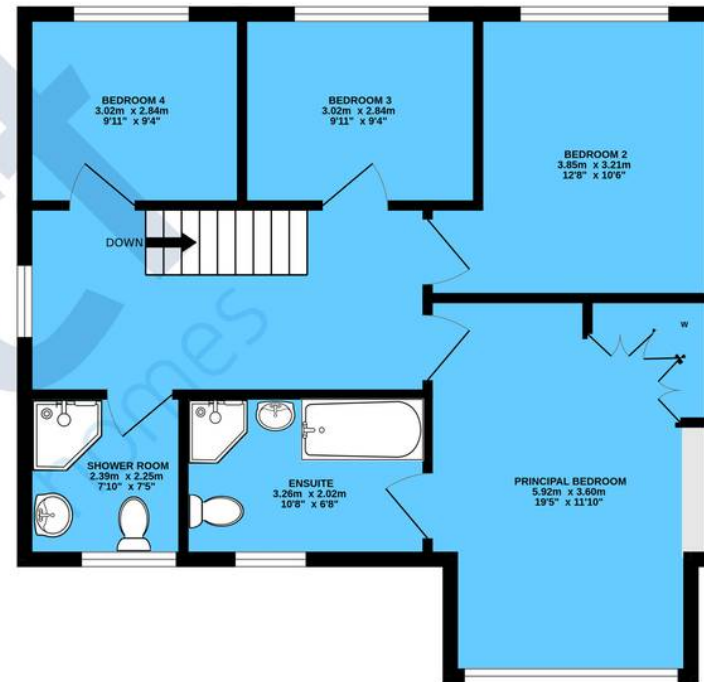
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 165.8 sq.m. (1785 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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