



Station Road, Knowle

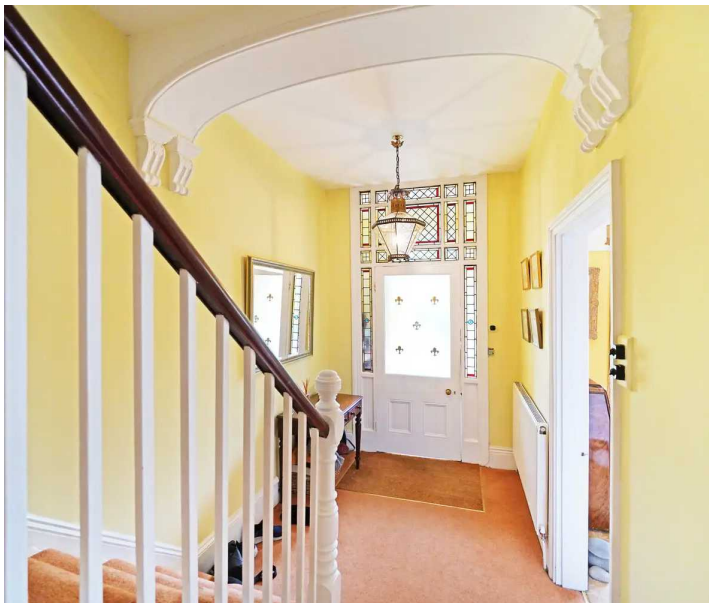
Guide Price £900,000





## PROPERTY OVERVIEW

A rare opportunity presents itself with this impressive five-bedroom Victorian semi-detached property, available for purchase without any upward chain. This exceptional residence, which is close to Knowle park and all the village amenities, within walking distance to Dorridge park, based within a lovely community and a village rich in history, exudes natural charm and boasts features synonymous with period properties, including high ceilings with detailed coved cornice and high skirting boards. The wide stoned driveway offers ample parking space for multiple vehicles, enhancing the convenience and accessibility of the home. Upon entering, you are welcomed by an entrance porch and large entrance hallway with stained glass set within the front door and windows. The hallway provides access to all ground floor accommodation, including a cellar and guest cloakroom. The interior of the property is a harmonious blend of traditional elegance and modern comfort. The dining room showcases a charming log burner and a feature bay window, while the living room beckons with French doors leading to a serene rear courtyard and an open fireplace.





To the rear of this family home lies in the extended open plan breakfast kitchen with semi vaulted ceiling, Velux windows, and granite work surfaces and fitted kitchen providing functionality and space for casual dining. There is also a courtesy door providing access to the rear courtyard and garden. Spread over three floors, the property accommodates four bedrooms and a family bathroom on the first floor, with a large double bedroom boasting an en-suite on the second floor. The unique layout offers flexibility and privacy for all of the family. Outside, a large south-facing landscaped rear garden provides a private sanctuary for relaxation and outdoor activities. Additional storage is located within the courtyard at the rear of the kitchen, ensuring practicality without compromising the aesthetic appeal of the space.

In summary, this beautifully extended family home not only captures the essence of Victorian architecture but also offers significant potential for further extension, subject to the necessary planning permissions. Don't miss this rare chance to own a piece of history while enjoying the comforts of modern living in this exquisite Victorian semi-detached residence. Arrange a viewing today to experience the timeless allure and potential of this remarkable property.



#### PROPERTY LOCATION

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

- No Upward Chain
- Rare Opportunity To Purchase A Five Bedroom Victorian Semi Detached
- Boasting Immense Amounts Of Natural Charm And features Associated With A Period Property
- Large Entrance Hallway Providing Access To All Ground Floor Accommodation And Cellar And Guest Cloakroom
- Set Behind Wide Stoned Driveway Providing Ample Parking For Multiple Vehicles
- Dining Room With Log Burner And Feature Bay Window And Living Room With French Doors To Rear Courtyard
- Extended Open Plan Breakfast Kitchen To Rear With Semi Vaulted Ceiling, Velux Windows And Granite Worksurfaces
- Set Over Three Floors With Four Bedrooms And Family Bathroom To First Floor And Large Double Bedroom With En-Suite To Second Floor
- Large South Facing And Private Landscaped Rear Garden With Storage Set Within Courtyard To Rear Of Kitchen
- Offering Significant Scope For Further Extension Subject To The Necessary Planning Permissions

**ENTRANCE PORCH**

Tiled floor

**ENTRANCE HALLWAY**

Original cornicing is stunning

**CLOAKROOM**

Generous cloakroom with floor to ceiling shelving

**WC****DINING ROOM**

14' 1" x 13' 1" (4.29m x 3.99m)

With charming log burner and a feature bay window

**LIVING ROOM**

14' 1" x 13' 0" (4.29m x 3.96m)

With open fireplace, Georgian style fire basket, granite surround and feature mantle piece

**BREAKFAST KITCHEN**

Shaker style kitchen with Butler sink and Rangemaster cooker

**BREAKFAST ROOM**

16' 1" x 8' 2" (4.90m x 2.49m)

**KITCHEN**

11' 6" x 8' 2" (3.51m x 2.49m)

**CELLAR**

13' 1" x 6' 7" (3.99m x 2.01m)

Substantial storage and potential to develop into further living space



#### **FIRST FLOOR**

Bright and spacious landing leading seamlessly to bedroom and bathroom area

#### **BEDROOM TWO**

13' 9" x 12' 6" (4.19m x 3.81m)

Large double on the first floor with delightful view onto the garden

#### **BEDROOM THREE**

12' 10" x 10' 2" (3.91m x 3.10m)

With built in wardrobes

#### **BEDROOM FOUR**

15' 3" x 8' 4" (4.65m x 2.54m)

With built in wardrobes

#### **BEDROOM FIVE**

9' 10" x 9' 6" (3.00m x 2.90m)

Perfect as an office, single bedroom or nursery

#### **BATHROOM**

13' 9" x 4' 7" (4.19m x 1.40m)

Floor and wall to ceiling contemporary tiling and Heritage sanitary ware

#### **SECOND FLOOR**

Spacious landing on approach to bedroom with convenient storage accessed through door to eaves

#### **BEDROOM ONE**

23' 0" x 13' 3" (7.01m x 4.04m)

Spectacular views across Solihull towards Birmingham and bespoke easy access storage built into eaves

**WALK IN WARDROBE**

6' 7" x 6' 3" (2.01m x 1.91m)

Bespoke easy access storage built into eaves

**ENSUITE**

7' 5" x 6' 9" (2.26m x 2.06m)

Offering flexibility and privacy

**TOTAL SQUARE FOOTAGE**

200.2 sq.m (2155 sq.ft) approx.

**OUTSIDE THE PROPERTY**

A large south-facing landscaped rear garden which provides a private sanctuary

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****COURTYARD**

With blue brick

**LANDSCAPED GARDEN**

Mature trees and shrubbery

**STORE, TOOL STORE & LOG STORE****ITEMS INCLUDED IN THE SALE**

All carpets, curtains and blinds and some light fittings.

**ADDITIONAL INFORMATION**

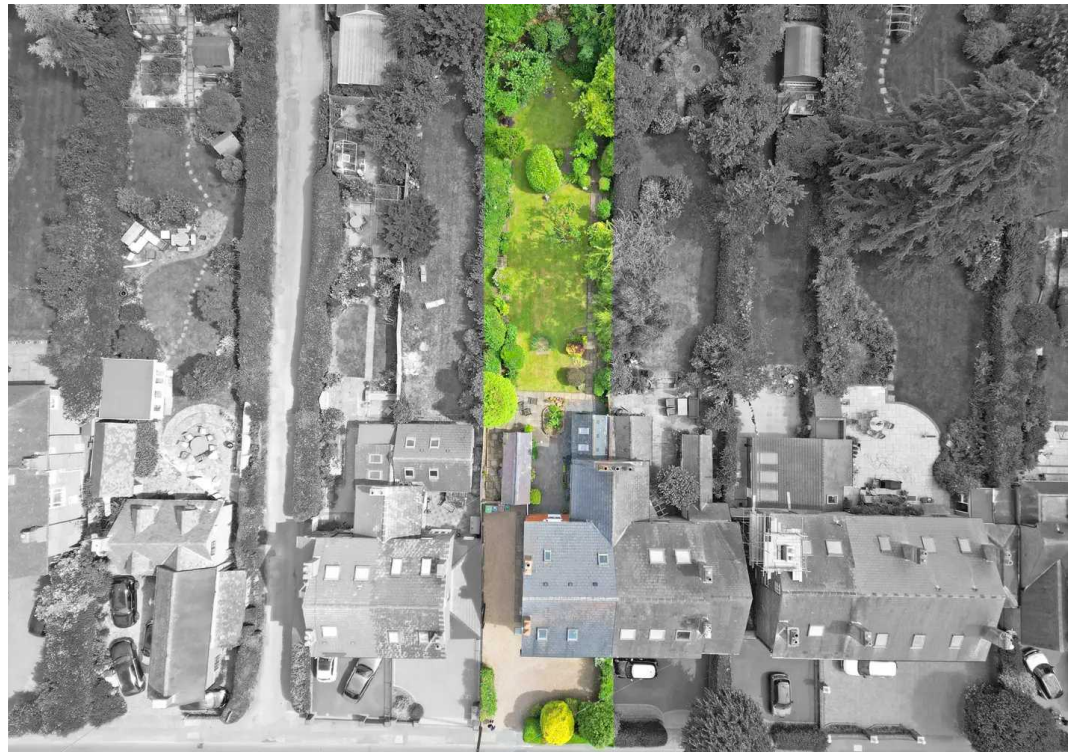
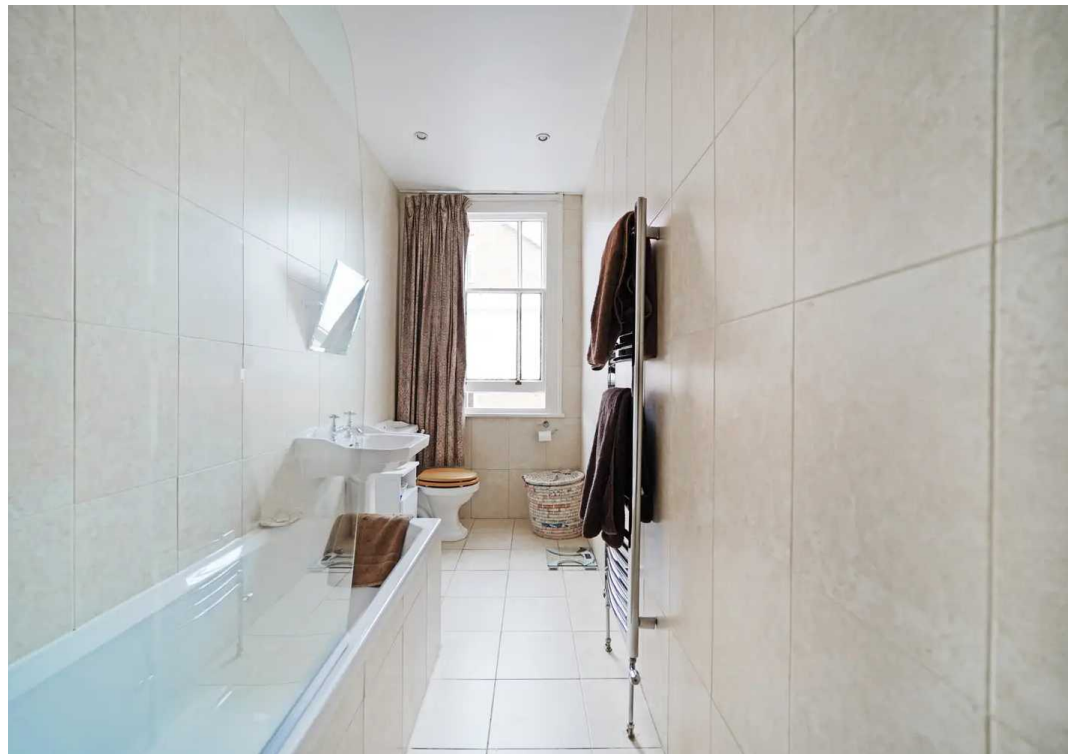
Services - mains gas, electricity and sewers.

Broadband - Virgin Media - fibre optic.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





CELLAR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

STORE



TOTAL FLOOR AREA : 200.2 sq.m. (2155 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.  
Made with Metropix ©2024

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

