



Holland Avenue, Knowle

Guide Price £1,095,000

xact  
EXCLUSIVE





## PROPERTY OVERVIEW

Situated on the highly sought-after Holland Avenue, this significantly extended detached residence presents an exceptional opportunity for families living within the prestigious Arden Academy catchment area. This home is offered to the market with the benefit of no upward chain, ensuring a straightforward purchase process. The property is set back from the road behind a beautifully landscaped front garden and a tarmac driveway, which provides ample parking and leads to a useful garage (ideal for additional storage or secure parking).

Entry is via a useful porch through to a welcoming hallway, from which two generously sized reception rooms are accessed at the front of the house, offering versatile spaces for formal entertaining or family relaxation. The heart of the home is an impressive, extended kitchen, dining and living area at the rear, flooded with natural light from skylights and expansive bi-folding doors. This modern open-plan space is perfect for contemporary living and entertaining, and is further complemented by a well-equipped utility room, offering ample storage solutions.

Upstairs, four well-proportioned double bedrooms are arranged to provide flexible accommodation, serviced by three stylish bathrooms (including two en-suites). The principal bedroom, located at the rear, boasts a large en-suite shower room, creating a luxurious private retreat. The property is within walking distance of Knowle village, where a variety of amenities, shops and eateries can be found, making this an ideal location for families and professionals alike.





The outside space of this impressive home has been thoughtfully landscaped to provide both beauty and functionality. To the front, the manicured garden and tarmac driveway set a welcoming tone, while the garage offers practical storage for bikes, garden equipment or additional vehicles. The rear garden is a true highlight, featuring a full-width decking area that is perfectly suited for outdoor dining, entertaining or simply relaxing in the warmer months. This inviting outdoor space flows seamlessly from the main living area, thanks to the bi-folding doors creating a wonderful connection between indoors and out. Whether hosting summer barbecues, enjoying morning coffee or unwinding at the end of the day, the garden offers a peaceful and private escape.

This exceptional home combines spacious, flexible interiors with attractive and practical outside space, all within a highly desirable location.

- Significantly Extended Four Double Bedroom, Three Bathroom Detached House Within Walking Distance To Knowle Village
- Offered To The Market With The Benefit Of No Upward Chain
- Set Behind A Landscaped Front Garden & Tarmac Driveway Which Is Supported By A Garage
- The Property Is Accessed Via A Useful Porch & Entrance Hallway & Includes Two Large Reception Rooms To The Front Of The Property
- To The Rear Of The Property Is An Extended Kitchen / Dining / Living Area With Skylights & Bi-Folding Doors, Supported By A Useful Utility Room With Ample Storage
- To The First Floor Are Four Well-Proportioned Double Bedrooms, Which Are Serviced By Three Bathrooms, Two Of Which Are En-Suite
- The Principal Bedroom Is Located At The Rear Of The Property & Benefits From A Large En-Suite Shower Room
- Landscaped Rear Garden, Benefitting From A Full-Width Decking Area
- Set Within 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: G

Tenure: Freehold

**ENTRANCE PORCH**

5' 11" x 4' 10" (1.80m x 1.47m)

**ENTRANCE HALLWAY****WC**

4' 2" x 4' 2" (1.28m x 1.28m)

**LOUNGE**

17' 7" x 11' 6" (5.36m x 3.51m)

**STUDY**

15' 2" x 10' 0" (4.63m x 3.04m)

**KITCHEN / DINING / LIVING AREA**

37' 3" x 12' 6" (11.36m x 3.81m)

**UTILITY ROOM**

7' 5" x 6' 0" (2.27m x 1.84m)

**INTEGRAL GARAGE**

14' 11" x 7' 9" (4.54m x 2.35m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

16' 6" x 12' 4" (5.03m x 3.77m)

**ENSUITE**

8' 3" x 6' 2" (2.51m x 1.87m)

**BEDROOM TWO**

17' 5" x 11' 4" (5.30m x 3.45m)

**ENSUITE**

6' 5" x 5' 9" (1.96m x 1.76m)

**BEDROOM THREE**

15' 0" x 9' 8" (4.57m x 2.95m)

**BEDROOM FOUR**

15' 3" x 7' 8" (4.66m x 2.33m)

**BATHROOM**

7' 7" x 5' 9" (2.32m x 1.75m)

**TOTAL SQUARE FOOTAGE**

213.0 sq.m (2297 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LANDSCAPED GARDEN**

### **FULL WIDTH DECKING AREA**

## **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, Samsung fridge/freezer, Zanussi dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in one bedroom, shed and greenhouse.

## **ADDITIONAL INFORMATION**

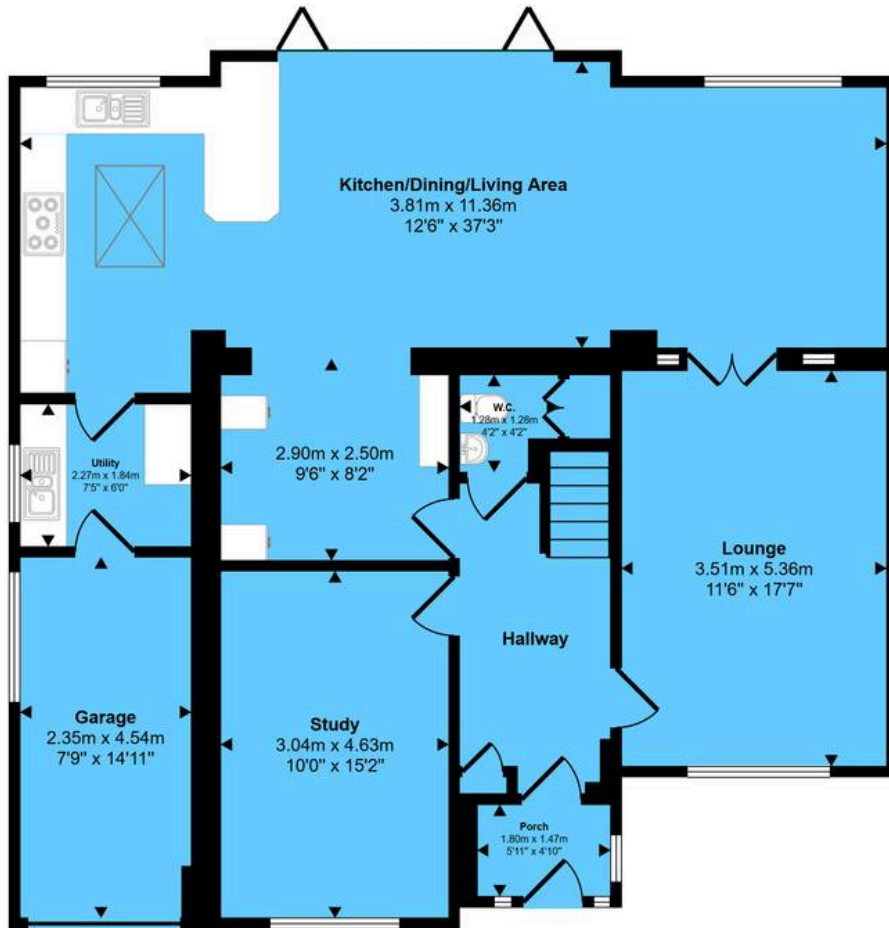
Services - direct mains water (with water meter), sewers, electricity and gas. Loft - boarded.

## **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.



Approx Gross Internal Area  
213 sq m / 2297 sq ft



Ground Floor  
Approx 122 sq m / 1313 sq ft



First Floor  
Approx 91 sq m / 984 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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