Queen Eleanors Drive, Knowle

In Excess of **£1,250,000**

xact EXCLUSIVE

PROPERTY OVERVIEW

Set on a wide corner plot within a quiet and highly sought after cul-de-sac in Knowle, this impressive five bedroom detached residence offers versatile and generous family accommodation with outstanding potential to extend and improve (subject to planning permission). The property features a substantial frontage with a large driveway providing fantastic parking and internal access into a double garage, complete with electric garage doors for convenience. Upon entering, you are welcomed by a spacious entrance hallway leading to two large reception rooms, including a bright and airy living room and a formal dining room, both ideal for entertaining or relaxing with family. A conservatory with pool provides an additional reception space, perfect for enjoying natural light throughout the year. The open breakfast kitchen is thoughtfully designed with ample storage and preparation space, seamlessly connecting to a practical utility room and games room/gym that can also be accessed via a second entrance for added flexibility. Upstairs, the first floor boasts four double bedrooms and three bathrooms, ensuring comfortable accommodation for family members and guests. The fifth bedroom, accessed via a separate staircase through the utility room, offers an excellent space for a guest suite, study or independent living arrangement.

The property also benefits from a swimming pool, situated to the rear, providing a wonderful leisure facility for year-round enjoyment. Formal gardens to the rear and side of the property further enhance the sense of space and privacy, creating a serene setting for family life. This outstanding plot, combined with the property's well-proportioned layout and scope for further enhancement, makes it a rare opportunity in this prestigious location. With its combination of generous parking, flexible living spaces, substantial accommodation and desirable position within Knowle, this home will appeal to those seeking both immediate comfort and long-term potential in a prime residential setting.

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

- Set On A Wide Corner Plot With Large Driveway And Frontage Providing Fantastic Parking
- Five Bedroom Detached Property Affording Versatile Family Accommodation
- Large Entrance Hallway Leading To Two Large Reception Rooms Including Living Room And Dining Room Plus Conservatory & Pool
- Open Breakfast Kitchen Leading Into Utility Also Accessed Via Second Entrance
- Four Double Bedrooms And Three Bathrooms To First Floor With Fifth Bedroom Accessed Via Separate Staircase Via Utility Room
- Internal Access Into Double Garage With Electric Garage Doors
- To The Rear Of The Property Is A Conservatory With Swimming Pool
- An Outstanding Plot With Formal Gardens To Rear And Side Of The Property
- Outstanding Potential To Extend And Improve STPP
- Located Within A Quiet And Highly Sought After Cul-De-Sac Of Knowle

PORCH

WC

ENTRANCE HALLWAY

LIVING ROOM
13' 1" x 25' 11" (4.00m x 7.89m)

DINING ROOM
13' 4" x 14' 10" (4.06m x 4.53m)

SNUG
13' 3" x 10' 3" (4.04m x 3.13m)

CONSERVATORY & POOL
34' 7" x 25' 10" (10.54m x 7.88m)

BREAKFAST KITCHEN
12' 3" x 22' 1" (3.74m x 6.73m)

UTILITY ROOM
14' 4" x 10' 7" (4.37m x 3.22m)

STUDY
8' 4" x 4' 10" (2.54m x 1.47m)

GAMES ROOM/GYM
17' 9" x 12' 2" (5.40m x 3.70m)

INTEGRAL DOUBLE GARAGE
18' 1" x 17' 4" (5.50m x 5.28m)

FIRST FLOOR

BEDROOM ONE
12' 7" x 14' 9" (3.84m x 4.49m)

ENSUITE
12' 5" x 6' 5" (3.78m x 1.96m)

BEDROOM TWO
13' 0" x 14' 9" (3.97m x 4.50m)

ENSUITE
6' 7" x 8' 1" (2.00m x 2.46m)

BEDROOM THREE
10' 11" x 10' 3" (3.33m x 3.13m)

BEDROOM FOUR
11' 7" x 10' 7" (3.53m x 3.23m)

BATHROOM
6' 7" x 11' 0" (2.00m x 3.35m)

BEDROOM FIVE
13' 6" x 13' 3" (4.12m x 4.03m)

ENSUITE
7' 5" x 3' 2" (2.25m x 0.96m)

TOTAL SQUARE FOOTAGE
373.0 sq.m (4016 sq.ft) approx.

OUTSIDE THE PROPERTY

BOILER ROOM

WC

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

FORMAL REAR GARDEN

ITEMS INCLUDED IN THE SALE

Dishwasher, Underfloor heating in utility, Electric garage door, All carpets, curtains and light fittings and swimming pool (which has not been used in a long time).

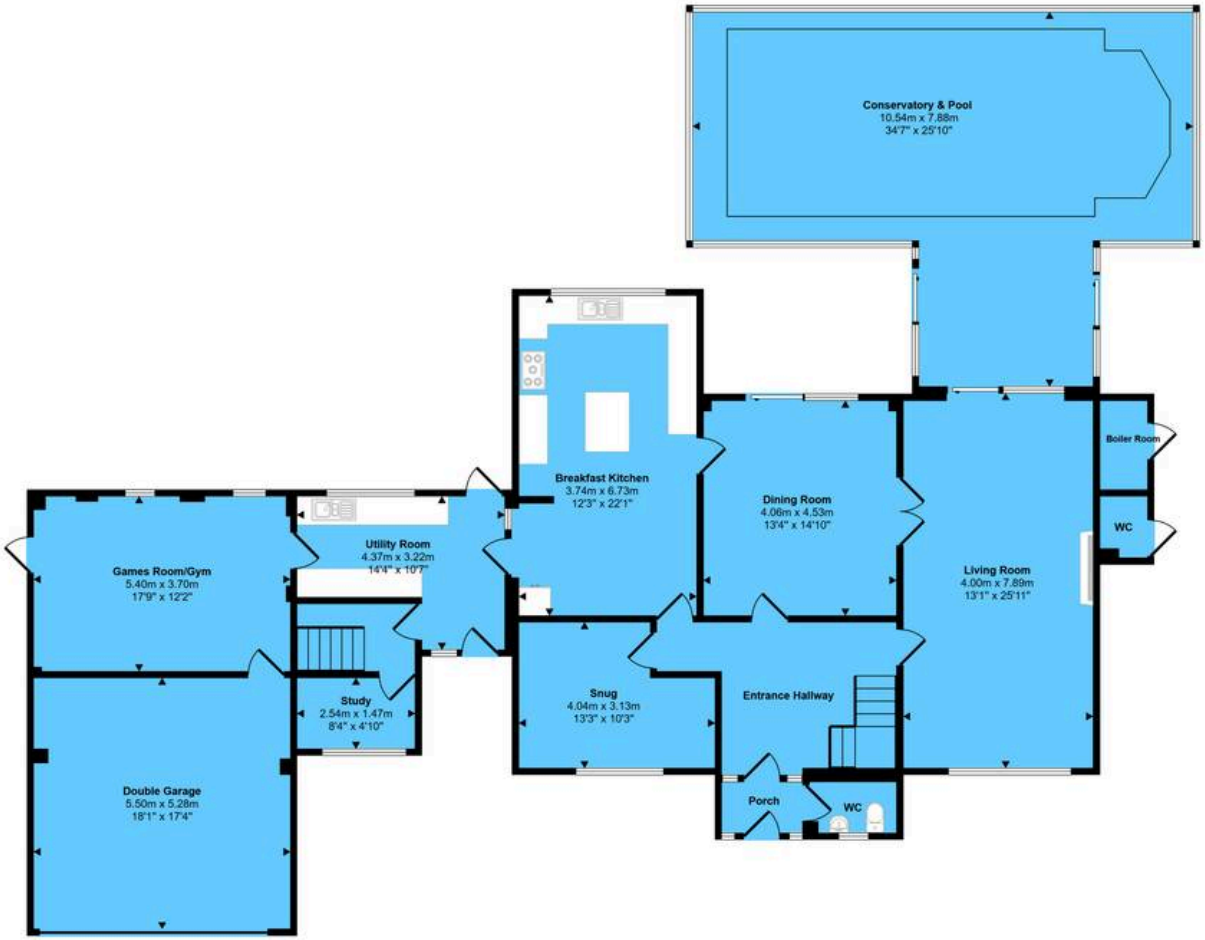
ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. 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.

Approx Gross Internal Area
373 sq m / 4016 sq ft



Ground Floor
Approx 246 sq m / 2647 sq ft

First Floor
Approx 127 sq m / 1369 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.

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