



## Tilehouse Green Lane, Knowle

Guide Price £675,000



## PROPERTY OVERVIEW

This traditional four bedroom semi-detached house presents an exceptional opportunity for families seeking generous living space and a prime location within walking distance of both Knowle and Dorridge villages. Set behind a substantial block paved driveway, the property benefits from the added convenience of a large tandem garage, ideal for multiple vehicles or additional storage.

Upon entry, the welcoming hallway leads to a spacious front reception room, which features a charming bay window and an attractive fireplace, providing a cosy focal point for relaxing or entertaining. The rear of the house has been thoughtfully extended to create a stunning open-plan kitchen, dining, and living area, complete with bi-fold doors and Velux windows that flood the space with natural light and offer a modern, airy atmosphere (perfect for family gatherings or social occasions).



Upstairs, the first floor comprises two well-proportioned double bedrooms, a versatile single bedroom or study, and a contemporary family bathroom with both a separate bath and shower, catering to the needs of a busy household. The second floor is dedicated to the impressive principal bedroom, which enjoys elevated views over the surrounding area, creating a peaceful retreat at the end of the day.



A particular highlight of the property is the beautifully landscaped rear garden, which enjoys a desirable westerly aspect, allowing for afternoon and evening sunshine. Generous in size and offering a high degree of privacy, this outdoor space is ideal for families, keen gardeners, or those who love to entertain, providing a tranquil and versatile setting for both relaxation and socialising.

The property is ideally situated for access to Dorridge Station, making it a convenient choice for commuters, and is also within close proximity to the extensive amenities available in both Knowle and Dorridge villages, including shops, restaurants, and leisure facilities. Families will appreciate the property's location within the prestigious Arden Academy catchment area, renowned for its excellent educational provision.

This beautifully presented home combines traditional character with modern living spaces, offering a versatile layout that can be adapted to suit a variety of lifestyle requirements. With its sought-after location, spacious accommodation, and high-quality finishes throughout, this property represents a rare opportunity to acquire a family home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate the space, style, and convenience on offer.





## 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





- Traditional Four Bedroom Semi-Detached House Located Walking Distance To Both Knowle & Dorridge Villages
- Set Behind A Large Block Paved Driveway Which Is Supported By A Large Tandem Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Reception Room To The Front With A Bay Window & Feature Fireplace
- To The Rear Of The Property Is A Large Extended Kitchen, Dining & Living Area With Bi-Fold Doors & Velux Windows
- To The First Floor Are Two Well-Proportioned Double Bedrooms, A Single Bedroom / Study & A Modern Family Bathroom With Separate Bath & Shower
- Located On The Second Floor Is The Large Principal Bedroom With Views Over The Garden
- To The Rear Of The Property Is A Large Landscaped Westerly Facing Garden With Views Over the Woodland Beyond
- Located Within Walking Distance To Dorridge Station & All Of The Amenities Both Knowle & Dorridge Villages Have To Offer
- Set Within The Prestigious Arden Academy Catchment Area



## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

14' 1" x 12' 8" (4.28m x 3.86m)

## **KITCHEN / DINING / LIVING AREA**

25' 0" x 18' 3" (7.61m x 5.57m)

## **UTILITY ROOM**

7' 9" x 7' 7" (2.35m x 2.32m)

## **FIRST FLOOR**

## **BEDROOM TWO**

14' 2" x 10' 4" (4.31m x 3.16m)

## **BEDROOM THREE**

10' 8" x 10' 2" (3.25m x 3.10m)

## **BEDROOM FOUR**

7' 9" x 7' 8" (2.36m x 2.34m)

## **BATHROOM**

7' 8" x 7' 7" (2.33m x 2.32m)

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

16' 5" x 13' 3" (5.01m x 4.05m)

## **TOTAL SQUARE FOOTAGE**

161.0 sq.m (1735 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **TANDEM GARAGE**

31' 10" x 11' 4" (9.71m x 3.45m)

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **LANDSCAPED WESTERLY FACING GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

AEG integrated oven, AEG integrated hob, AEG extractor, all carpets, some curtains, all blinds and some light fittings.

#### **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.

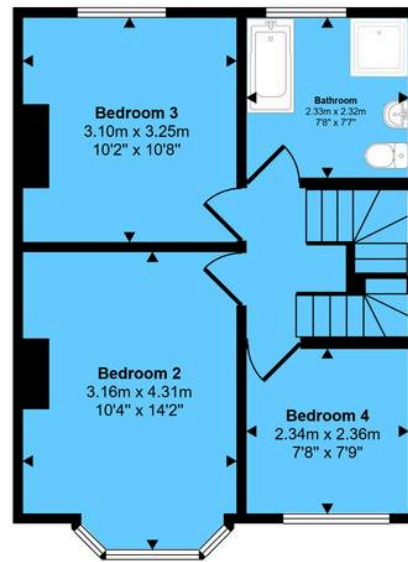


Approx Gross Internal Area  
161 sq m / 1735 sq ft

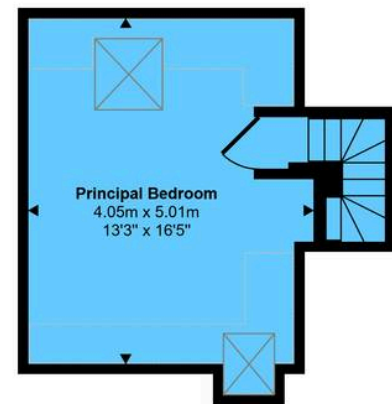


**Ground Floor**  
Approx 65 sq m / 696 sq ft

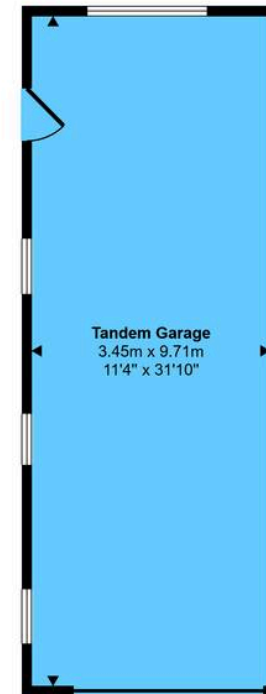
Denotes head height below 1.5m



**First Floor**  
Approx 41 sq m / 444 sq ft



**Second Floor**  
Approx 22 sq m / 234 sq ft



**Garage**  
Approx 34 sq m / 361 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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