



## Hallcroft Way, Knowle

Guide Price £575,000





## PROPERTY OVERVIEW

This spacious four bedroom detached house offers an exceptional opportunity for families seeking a well-proportioned home in a highly desirable location within the sought-after Arden School catchment. Providing approximately 1,500 square feet of versatile living accommodation, the property presents excellent potential for updating, remodeling or extending (subject to planning permission), making it ideal for buyers wishing to tailor a home to their own tastes and requirements. The ground floor features a welcoming entrance hallway leading to a generous living room, a separate dining room and a well-appointed breakfast kitchen, providing ample space for family living. Upstairs, four well-sized bedrooms offer comfortable accommodation, complemented by a family bathroom and additional storage. Outside the property benefits from a tandem length garage (offering scope for conversion, subject to necessary consents), as well as driveway parking for multiple vehicles. With its flexible layout and potential for transformation, this home represents a rare chance to acquire a substantial detached property in a prime location renowned for its outstanding schools and community amenities. Early viewing is highly recommended to appreciate the size, setting and possibilities this property has to 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: F

Tenure: Freehold



- Four Bedroom Detached House
- Potential to Remodel / Extend (STPP) / Update
- Living Room, Dining Room & Breakfast Kitchen
- Over 1500 sq ft
- Private Rear Garden
- Tandem Length Garage with Potential to Convert
- Driveway Parking
- Arden School Catchment



**PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

16' 11" x 12' 3" (5.16m x 3.73m)

**DINING ROOM**

17' 5" x 10' 2" (5.32m x 3.09m)

**BREAKFAST KITCHEN**

14' 2" x 10' 3" (4.33m x 3.12m)

**INTEGRAL TANDEM GARAGE**

29' 2" x 8' 10" (8.88m x 2.70m)

**FIRST FLOOR**

**BEDROOM ONE**

14' 5" x 12' 3" (4.39m x 3.73m)

**BEDROOM TWO**

13' 6" x 8' 10" (4.12m x 2.69m)

**BEDROOM THREE**

11' 4" x 6' 11" (3.46m x 2.11m)

**BEDROOM FOUR**

9' 4" x 7' 5" (2.84m x 2.25m)

**BATHROOM**

7' 7" x 6' 2" (2.32m x 1.87m)

**TOTAL SQUARE FOOTAGE**

141.9 sq.m (1527 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **PRIVATE REAR GARDEN**

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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

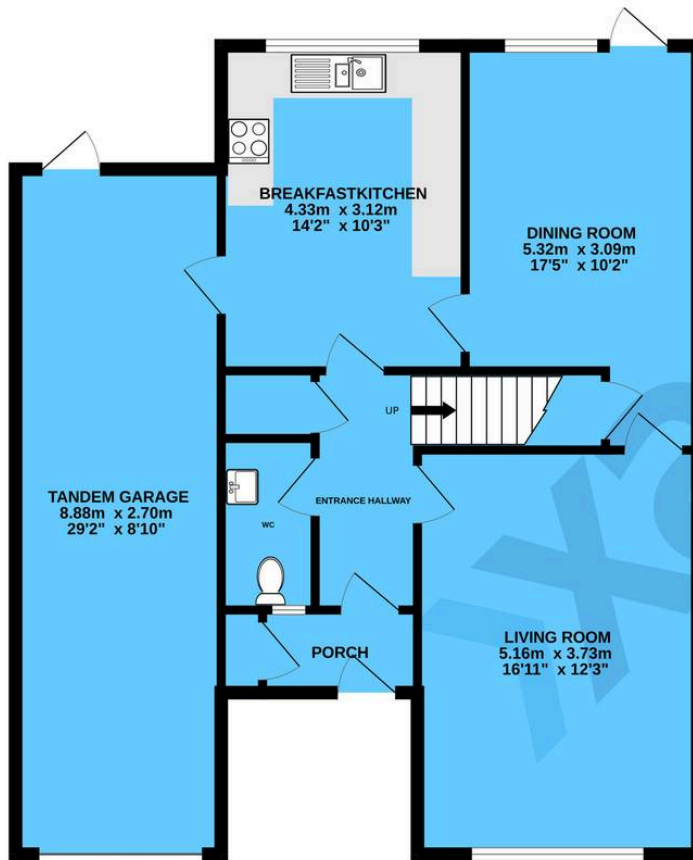
Services - mains gas, electricity and sewers.  
Broadband - ADSL copper wire. Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

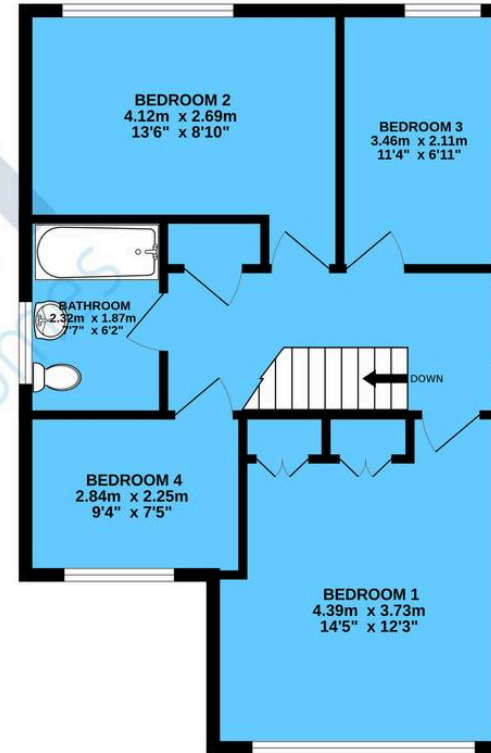
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 141.9 sq.m. (1527 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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