



Kenilworth Road, Knowle

Guide Price £825,000



PROPERTY OVERVIEW

This beautifully presented four bedroom, five bathroom Victorian property is set in the heart of Knowle village, offering a rare blend of period character and contemporary living.

Approached via a block paved driveway providing ample parking, the property is accessed through a welcoming entrance hallway. To the front, a spacious lounge features a charming bay window and a log burning fireplace, creating a warm and inviting atmosphere. The rear of the property offers a versatile second reception room and a convenient shower room, ideal for guests or family use. The fully fitted breakfast kitchen is a particular highlight, boasting vaulted ceilings, modern appliances, and French doors that open directly onto the garden, making it perfect for both everyday living and entertaining.

The property benefits from a highly useful cellar, accessed via the ground floor shower room, providing excellent additional storage space and further enhancing the practicality of the home.

On the first floor, you will find two generous double bedrooms, one with an en-suite shower room and the other with a luxurious en-suite bathroom, featuring a free-standing bath and separate shower.

The second floor provides two further double bedrooms, each with their own en-suite shower rooms, ensuring privacy and comfort for all family members or visitors.



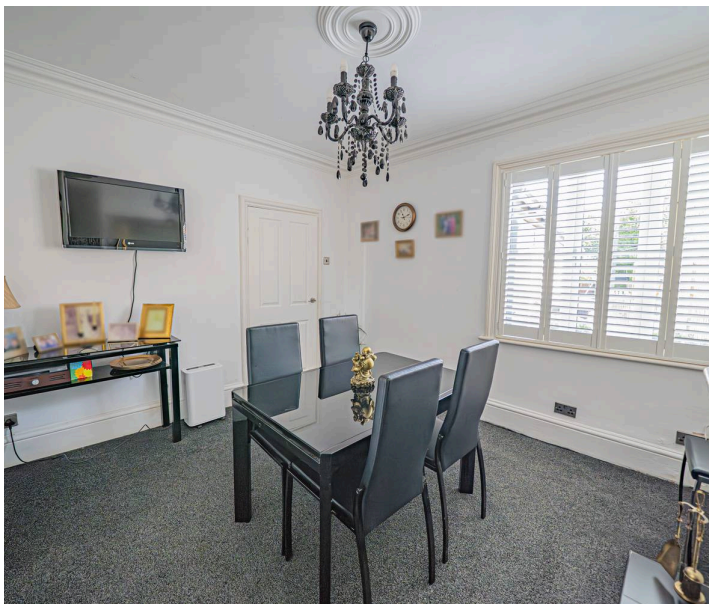


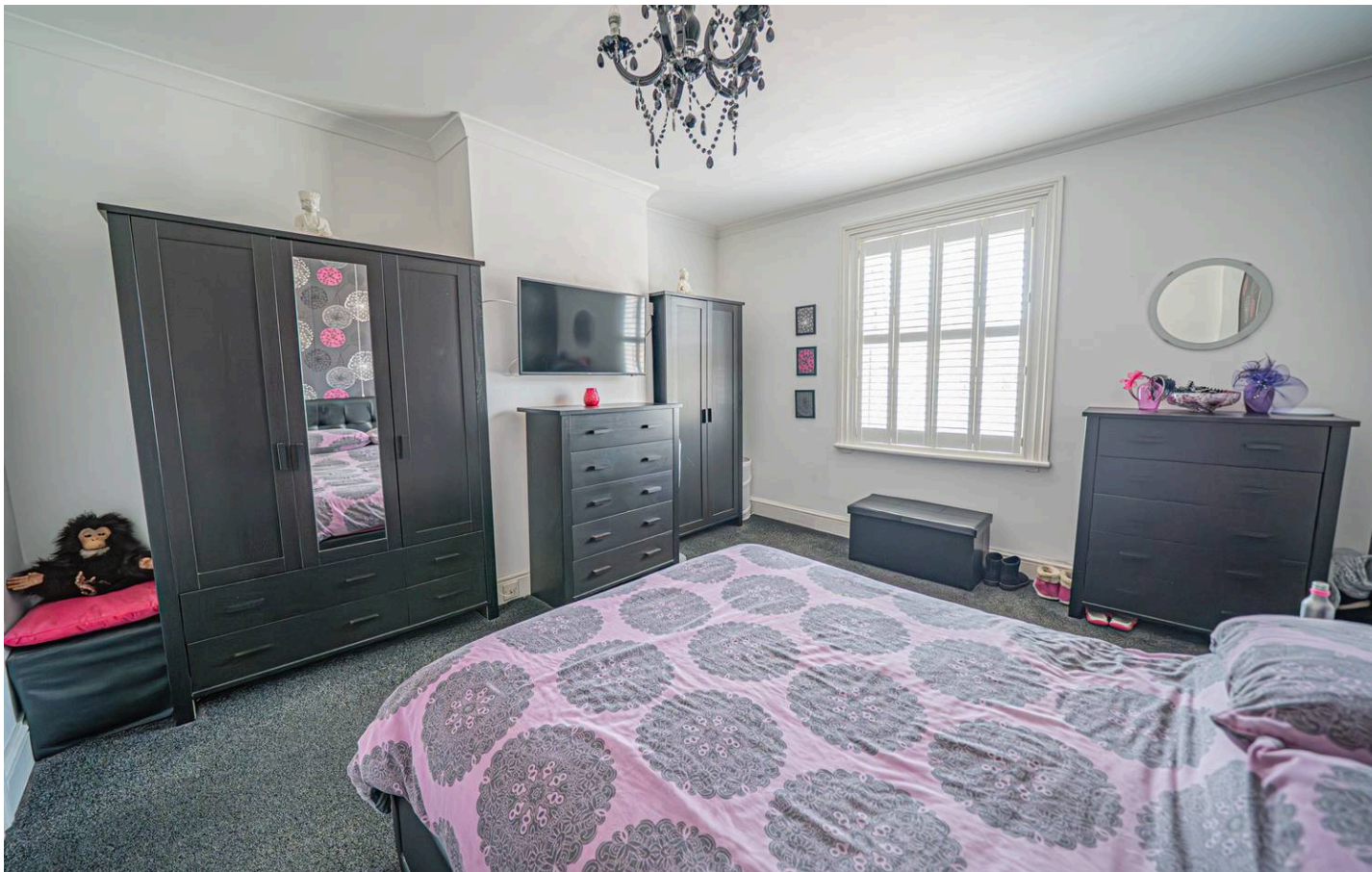
This impressive home is situated adjacent to the picturesque Knowle Church and lies within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking excellent educational opportunities.

The outside space is equally impressive, with a large, landscaped rear garden that is mainly laid to lawn, offering plenty of space for children to play or for outdoor entertaining. A feature patio provides the perfect spot for al fresco dining or relaxing in the warmer months.

The garden enjoys a wonderful sense of privacy and has direct access onto the playing field beyond, extending the outdoor space and offering further recreational possibilities. Mature planting and well-maintained borders add to the tranquil ambience, while the setting within Knowle village ensures a peaceful and picturesque environment.

The proximity to local amenities, charming village shops, and scenic walks enhances the lifestyle on offer. This property truly combines the best of village living with spacious, flexible accommodation and generous outdoor space, making it a superb opportunity for discerning buyers seeking a unique and substantial family home in one of the area's most sought-after locations.



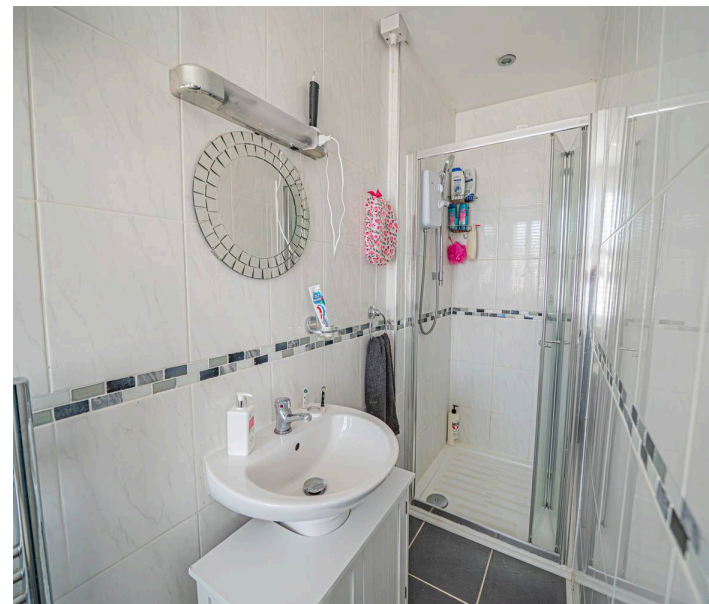


PROPERTY LOCATION

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





- Four Bedroom, Five Bathroom Victorian Property, Located Within The Heart Of Knowle Village
- Set Behind A Block Paved Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Lounge To The Front With A Bay Window & Log Burning Fireplace, A Second Reception Room & A Ground Floor Shower Room
- Located At The Rear Of The Property Is A Fully Fitted Breakfast Kitchen With Vaulted Ceilings & French Doors Opening Onto The Garden
- The Property Also Benefits From A Cellar, Accessed Via The Ground Floor Shower Room
- Located On The First Floor Are Two Double Bedrooms, One With An En-Suite Shower Room & The Other With An En-Suite Bathroom, Boasting A Free-Standing Bath & Separate Shower
- On The Second Floor Are Two Further Double Bedrooms, Both With Their Own En-Suite Shower Rooms
- To The Rear Of The Property Is A Large Landscaped Garden, Mainly Laid With Lawn & Benefitting From A Feature Patio & Access To The Playing Field Beyond
- Set Within Knowle Village, Adjacent To The Picturesque Knowle Church
- Located Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

LOUNGE

15' 9" x 12' 6" (4.80m x 3.80m)

DINING ROOM

12' 5" x 10' 7" (3.79m x 3.23m)

BREAKFAST KITCHEN

20' 4" x 8' 2" (6.20m x 2.48m)

SHOWER ROOM

7' 1" x 4' 11" (2.17m x 1.51m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 6" x 12' 5" (4.11m x 3.78m)

ENSUITE

10' 11" x 2' 7" (3.33m x 0.78m)

BEDROOM TWO

10' 8" x 8' 7" (3.26m x 2.62m)

ENSUITE

10' 4" x 5' 2" (3.15m x 1.57m)

SECOND FLOOR

BEDROOM THREE

12' 8" x 8' 1" (3.87m x 2.46m)

ENSUITE

8' 2" x 2' 4" (2.49m x 0.72m)

BEDROOM FOUR

8' 9" x 7' 7" (2.66m x 2.30m)

ENSUITE

8' 10" x 2' 5" (2.68m x 0.73m)

TOTAL SQUARE FOOTAGE

129.0 sq.m (1383 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

FEATURE PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, tumble dryer, all carpets, all blinds, all light fittings and garden shed.

ADDITIONAL INFORMATION

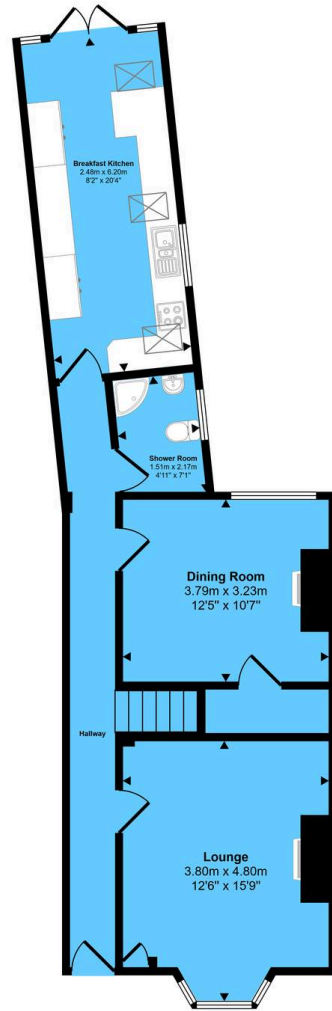
Services - direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

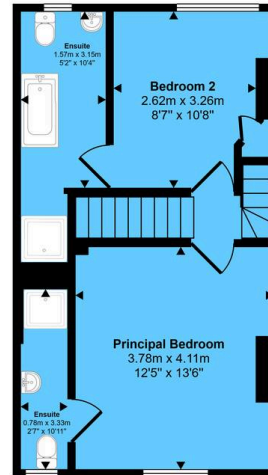
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



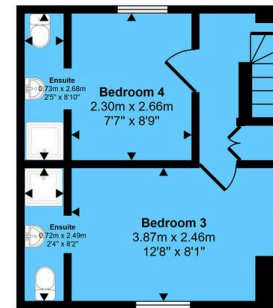
Approx Gross Internal Area
129 sq m / 1383 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 40 sq m / 432 sq ft



Second Floor
Approx 25 sq m / 274 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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