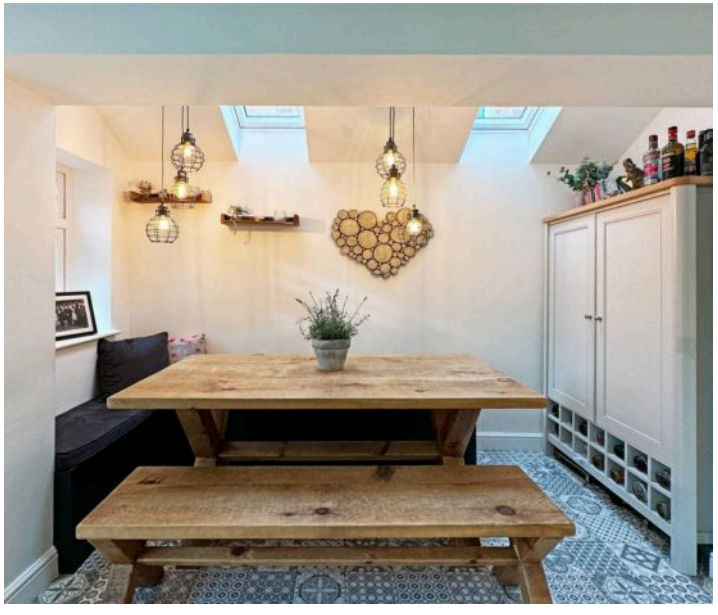
Warwick Road, Knowle

Guide Price **£850,000**

xact HOMES



PROPERTY OVERVIEW

Nestled within a highly sought-after location in the heart of Knowle, this impressive four-bedroom detached family home exudes contemporary charm and elegance. Tastefully extended to maximise space and natural light, this property offers a seamless blend of modern design and functionality. Upon entry, the expansive hallway sets the tone, leading to a versatile ground floor layout. The standout feature is the exquisite open plan kitchen/dining/family room, boasting a sleek design with modern fittings, a large breakfast island, and abundant natural light flooding in through skylights. The property further comprises a spacious living room with a feature fireplace, a separate dining room with access to the rear garden, a convenient utility room, and a garage/store. The first floor hosts four generously sized double bedrooms, with the principal benefiting from fitted wardrobes. The lush rear garden is a tranquil retreat, with a manicured lawn and a spacious patio area, perfect for outdoor entertaining. This residence offers a harmonious blend of style, practicality, and convenience, presenting a unique opportunity for discerning buyers seeking a contemporary family home in a prime location.

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 Detached Property
- Walking Distance To High Street & Arden Academy
- Open Plan Kitchen / Dining / Family Room
- Living Room
- Four Double Bedrooms
- Lawn Rear Garden With Patio Area
- Early Viewing Essential

HALLWAY

WC

LIVING ROOM
15' 7" x 11' 10" (4.75m x 3.61m)

DINING ROOM
12' 0" x 9' 10" (3.66m x 3.00m)

KITCHEN/DINING/FAMILY ROOM

KITCHEN/DINING AREA
20' 2" x 13' 0" (6.15m x 3.96m)

FAMILY AREA
14' 1" x 10' 8" (4.29m x 3.25m)

UTILITY ROOM
8' 8" x 7' 7" (2.64m x 2.31m)

STUDY
5' 11" x 3' 9" (1.80m x 1.14m)

GARAGE/STORE
8' 0" x 7' 9" (2.44m x 2.36m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 0" x 11' 8" (3.96m x 3.56m)

BEDROOM TWO
13' 0" x 11' 8" (3.96m x 3.56m)

BEDROOM THREE
15' 3" x 7' 9" (4.65m x 2.36m)

BEDROOM FOUR
9' 6" x 8' 6" (2.90m x 2.59m)

BATHROOM
8' 2" x 5' 7" (2.49m x 1.70m)

TOTAL SQUARE FOOTAGE
144 sq.m (1550 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE
Extractor, fridge, dishwasher, all carpets, some curtains and light fittings, underfloor heating and garden shed.

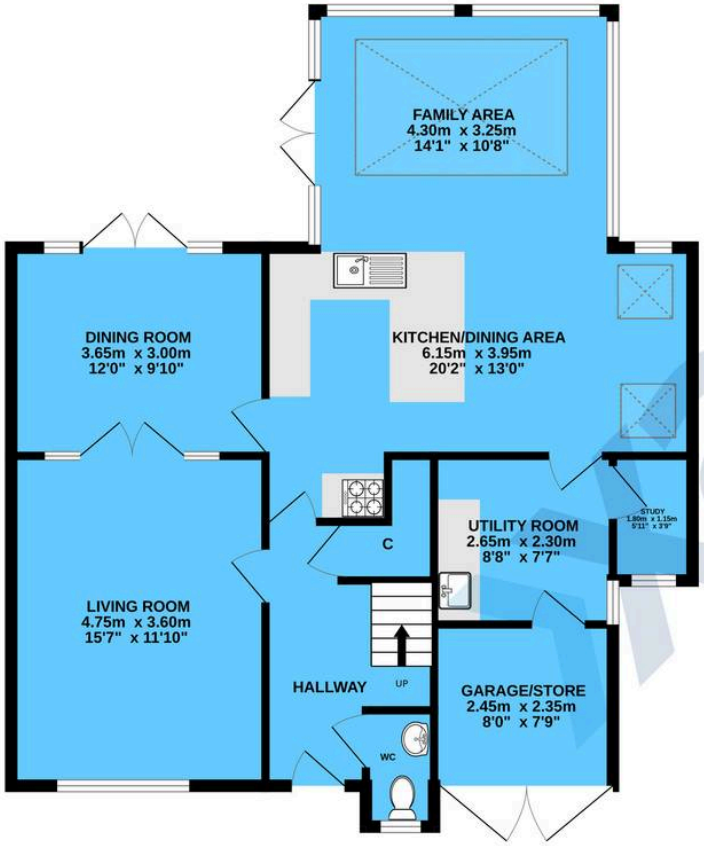
ADDITIONAL INFORMATION
Services - mains gas, electricity and sewers. Loft space - boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

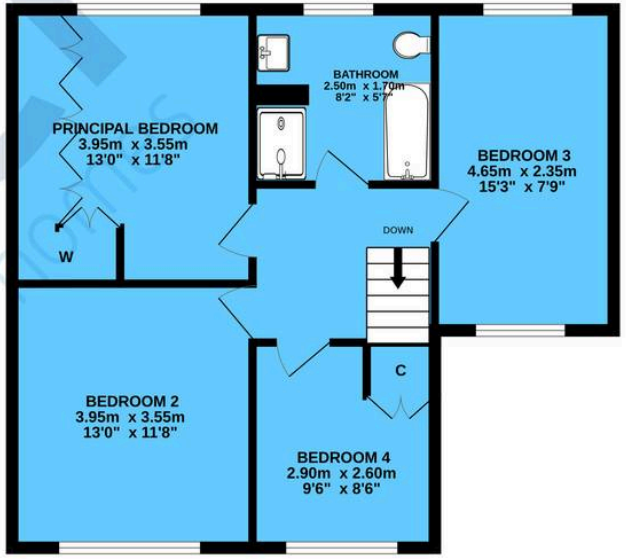
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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

THE FINAL PUSH

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 144.0 sq.m. (1550 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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