



Warwick Road, Knowle

Guide Price £375,000

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HOMES



## PROPERTY OVERVIEW

This immaculately maintained character cottage is situated in the heart of Knowle Village, offering a rare opportunity to acquire a beautifully presented home within one of the area's most sought-after locations.

Set behind a tarmac driveway that provides ample parking, the property welcomes you through an entrance hallway into a well-proportioned living room, where a striking feature log burner creates a warm and inviting focal point.

To the rear, a newly fitted Schmidt kitchen combines contemporary style with practical functionality, featuring high-quality fittings and plenty of space for cooking and dining.

Upstairs, the cottage boasts two generous double bedrooms, both benefitting from pleasant aspects and ample storage, while a well-appointed, modern bathroom has been thoughtfully designed with stylish fixtures and fittings.

Additional features include a large landscaped garden, a dedicated utility room (ideal for laundry and extra storage), and a separate gardener's WC for added convenience.

The cottage is located just a stone's throw from the vibrant centre of Knowle Village, placing a wide array of independent shops, restaurants, and every-day amenities within easy walking distance.





Families will appreciate the property's position within the prestigious Arden Academy catchment area, making it an ideal choice for those seeking access to highly regarded local schooling.

Impeccably maintained throughout, this charming cottage seamlessly blends period character with modern comforts, creating a welcoming and versatile home perfectly suited to professional couples, downsizers, or young families looking to enjoy village life in a prime location. Early viewing is highly recommended to fully appreciate the quality and charm of this exceptional property.

#### 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: D

Tenure: Freehold



- Immaculately Maintained & Historically Significant Cottage Located In The Heart Of Knowle Village
- Set Behind A Tarmac Driveway With Ample Parking
- The Ground Floor Accommodation Is Accessed Via The Entrance Hallway & Includes A Well-Proportioned Living Room With A Feature Log Burner & A Newly Fitted Schmidt Kitchen
- Upstairs, The Property Boasts Two Double Bedrooms Which Are Both Serviced By A Well-Appointed, Modern Bathroom
- To The Rear Of The Property Is A Large Landscaped Garden With The Added Benefit Of A Utility Room & Separate Gardener's WC
- Located A Stone's Throw Away From Knowle Village & Within Walking Distance Of All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



## ENTRANCE HALLWAY

### LIVING ROOM

13' 0" x 12' 1" (3.96m x 3.68m)

### KITCHEN

16' 2" x 8' 5" (4.93m x 2.56m)

### FIRST FLOOR

#### PRINCIPAL BEDROOM

15' 5" x 8' 11" (4.70m x 2.71m)

#### BEDROOM TWO

11' 6" x 7' 7" (3.51m x 2.30m)

#### BATHROOM

8' 4" x 7' 9" (2.55m x 2.37m)

#### TOTAL SQUARE FOOTAGE

68.0 sq.m (733 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### UTILITY ROOM

8' 2" x 5' 5" (2.49m x 1.64m)

#### GARDENER'S WC

#### DRIVEWAY PARKING

#### LANDSCAPED GARDEN



#### ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge/freezer and Kenwood dishwasher.

#### ADDITIONAL INFORMATION

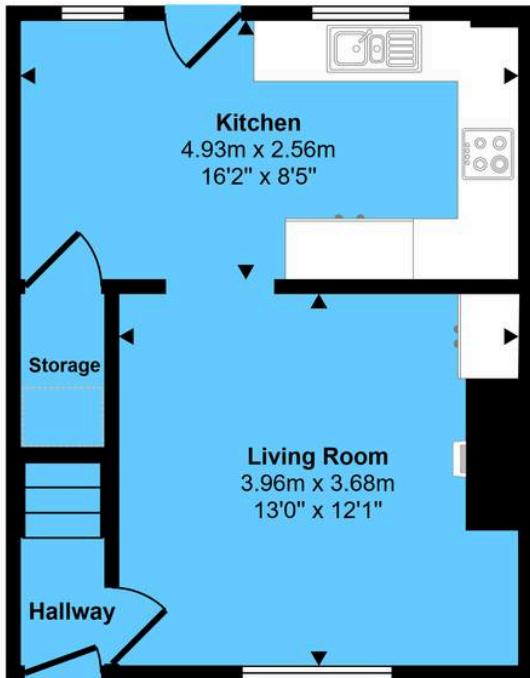
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

#### 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.



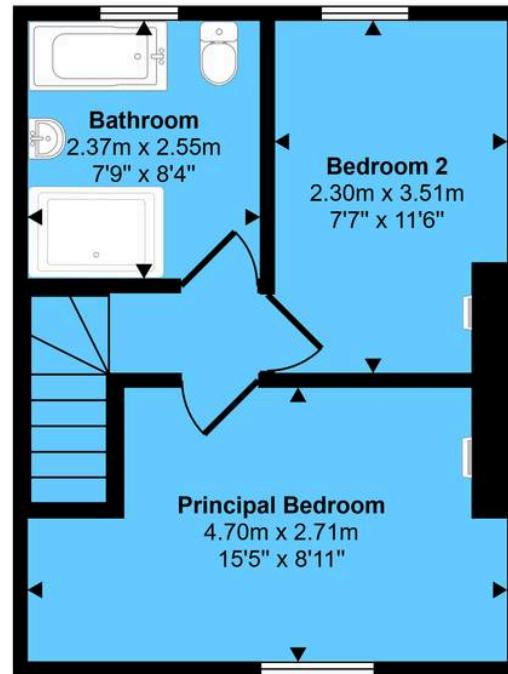
Approx Gross Internal Area  
68 sq m / 733 sq ft



#### Ground Floor

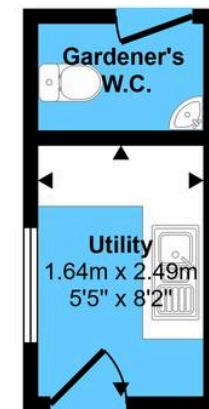
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m



#### First Floor

Approx 31 sq m / 330 sq ft



#### Outbuildings

Approx 6 sq m / 63 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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