



Tilehouse Green Lane, Knowle

Guide Price £1,450,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

A wonderful opportunity to acquire a substantial and welcoming family home, ideally positioned on one of Knowle's most desirable roads and offered for sale with no upward chain. Dating back almost 100 years, the property retains many original character features while having been extensively and sympathetically modernised by the current owners, creating a warm blend of period charm and contemporary family living. Set back behind a large in-and-out driveway, the property offers excellent parking, privacy and everyday practicality for family life. Entering the house through a large enclosed porch, there is ample space for coats, shoes and everyday storage, ideal for busy family life. The porch opens into a welcoming central hallway, which benefits from a WC off and leads to an impressive staircase rising to the landing, immediately setting the tone for the quality and scale of the accommodation. The main house is thoughtfully arranged for modern family living. The ground floor offers three well-proportioned reception rooms, beginning with a spacious open-plan kitchen, dining and family room that truly forms the heart of the home, ideal for everyday family life and entertaining.





Off the family room is a home office, perfect for working from home and equally well suited as a children's playroom or homework space, allowing parents to stay connected to daily family activity. Also off the family room is a large utility room, complete with an adjoining store room and an indoor log store, providing excellent practical space. A separate WC is located off the family room, ideal for everyday use. Complementing the family areas is an impressive triple-aspect lounge, filled with natural light and centred around a large original fireplace with a log-burning stove, creating a warm and characterful space for relaxing evenings and family gatherings. There is also a separate study, which could comfortably serve as a formal dining room or quiet reading room, offering further flexibility. Upstairs, the accommodation comprises four generous double bedrooms, all benefitting from en-suite bathrooms. Two of the principal bedrooms feature fitted wardrobes, and three of the bedrooms enjoy extensive open views across the adjoining golf course, creating a peaceful outlook and a wonderful sense of space and privacy. The property also benefits from a detached large garage and workshop, above which is a self-contained one-bedroom flat providing valuable additional accommodation. The flat is small but well equipped, featuring a modern fitted kitchen and contemporary shower room, making it ideal for a college returner, children's nanny or visiting guests who would benefit from a degree of independence. Outside, the beautifully landscaped gardens provide a safe and enjoyable environment for children, while adults can relax and enjoy the open outlook backing directly onto Copt Heath Golf Course. The gardens include a greenhouse, raised planting beds, a dedicated storage building for garden equipment, and a summerhouse, ideal for gardening, hobbies and family use.





Importantly, the home is within safe walking distance of excellent local primary and secondary schools, making it a superb choice for families seeking both convenience and peace of mind. This is a beautifully balanced and characterful family home, combining period charm, modern comforts and flexible accommodation in one of Knowle'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: H

Tenure: Freehold



- Offered To The Market With The Benefit Of No Upward Chain
- Rare Opportunity To Purchase A Substantial & Welcoming Family Home, Ideally Positioned On A Premier Road Of Knowle
- An Extensively & Sympathetically Modernised 4 Bedroom Traditional Detached Property Backing Onto Copt Heath Golf Course With 1 Bedroom Flat Above Garage
- Set Behind A Large Block Paved In And Out Driveway Offering Excellent Parking For Multiple Vehicles And Leading To A Double Garage And Workshop
- The Ground Floor Offers Three Well Proportioned Reception Rooms, A Large Open Plan Kitchen / Dining & Family Room & Home Office (Fitted Out By Neville Johnson)
- Four Generous Double Bedrooms To The First Floor, All Benefitting From Ensuite Facilities, Plus A Self Contained Flat Located Above The Garage
- All Set Within An Outstanding Plot With A Wide Frontage And Beautifully Landscaped Gardens To The Front And Rear Which Back Onto Hole 6 And 12 Of Copt Heath Golf Course
- Garden Provides Access Into A Detached Double Garage / Workshop, Self Contained Flat & A Summerhouse Located To The Rear Boundary



PORCH

HALL

CLOAKROOM

LIVING ROOM

20' 5" x 17' 0" (6.22m x 5.18m)

DINING ROOM/STUDY

14' 7" x 12' 0" (4.45m x 3.66m)

KITCHEN/DINING & FAMILY ROOM & OFFICE

KITCHEN AREA

14' 0" x 12' 6" (4.27m x 3.81m)

DINING & FAMILY AREA

19' 3" x 11' 10" (5.87m x 3.61m)

OFFICE

16' 2" x 8' 11" (4.93m x 2.72m)

UTILITY

31' 1" x 5' 10" (9.47m x 1.78m)

WC

STORE

8' 1" x 5' 10" (2.46m x 1.78m)

LOG STORE

5' 10" x 3' 11" (1.78m x 1.19m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 14' 0" (4.75m x 4.27m)

ENSUITE

13' 4" x 5' 1" (4.06m x 1.55m)

**BEDROOM TWO**

17' 5" x 11' 7" (5.31m x 3.53m)

ENSUITE

5' 7" x 5' 6" (1.70m x 1.68m)

BEDROOM THREE

14' 0" x 14' 0" (4.27m x 4.27m)

ENSUITE

5' 6" x 5' 5" (1.68m x 1.65m)

BEDROOM FOUR

14' 1" x 10' 10" (4.29m x 3.30m)

JACK N JILL BATHROOM

9' 2" x 7' 11" (2.79m x 2.41m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

26' 3" x 19' 3" (8.00m x 5.87m)

DOWNSTAIRS SHOWER ROOM & WC OFF GARAGE

8' 3" x 3' 9" (2.51m x 1.14m)

GARDEN SHED

10' 0" x 6' 11" (3.05m x 2.11m)

ANNEXE FIRST FLOOR**KITCHEN/LIVING ROOM**

17' 1" x 14' 3" (5.21m x 4.34m)

SHOWER ROOM

5' 5" x 5' 1" (1.65m x 1.55m)

BEDROOM

13' 5" x 10' 5" (4.09m x 3.18m)

**TOTAL SQUARE FOOTAGE**

340.0 sq.m (3660 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LANDSCAPED GARDEN WITH FULL WIDTH PATIO****SUMMER HOUSE**

Fully equipped with power for heating, lighting, operate waterfall and external lighting.

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Samsung fridge/freezer, Siemens dishwasher, workshop, greenhouse, electric garage door, all carpets, curtains, blinds and light fittings, ride on mower, fitted wardrobes in two bedrooms and matching Neville Johnson bedside cabinets in principal bedroom. Annexe - hob, extractor, oven, fridge, freezer, dishwasher, washer/dryer and large sofa and bed frame (mattress if required).

ADDITIONAL INFORMATION

Service - mains gas, electricity and sewers. Annexe - LPG central heating. Broadband - FTTP (fibre to the premises). 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.





