





## Property Description

Set within the highly sought-after village of Knowle, this impressively extended and beautifully presented three-bedroom semi-detached home, offering a stylish and versatile living space. The property blends period character with contemporary upgrades, making it an ideal choice for modern family living.

A welcoming entrance hallway leads to a thoughtfully designed layout, including guest cloakroom a separate sitting room and a magnificent open-plan Kitchen/dining/family room. The first floor offers three excellent bedrooms, two of which benefit from en-suite facilities, providing privacy and convenience for family members or guests. A further shower room serves the remaining bedroom.

Offering underfloor heating throughout the ground floor as well as both en suite and family shower room. The property also benefits from a Sonos speaker system in the open plan kitchen/dining space, master bedroom and even to the rear patio.

Perfectly positioned within walking distance of Knowle village, the property enjoys easy access to boutique shops, cafés, restaurants, and excellent local schools. The area is well-connected for commuters, with convenient links to Solihull, Birmingham, and major transport routes.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, storage cupboard and stylish Amtico flooring adding a modern, high-quality finish.

## Guest Cloakroom

Fitted with a modern suite comprising a low-level WC and wash hand basin, complemented by underfloor heating for added comfort.

## Lounge

Featuring a charming bay window to the front with built-in seating, a striking feature fireplace with log burner, underfloor heating, and stylish Amtico flooring.

## Kitchen/Dining/Family Room

A beautifully designed open-plan space featuring a window to the rear and bi-fold doors opening onto the patio area. A striking feature fireplace with log burner creates a cosy focal point, and the room offers ample space for both a sofa and dining table. Underfloor heating enhances comfort throughout.

The kitchen area is fitted with a range of base and wall-mounted units topped with complementary marble work surfaces. It includes a double ceramic Butler sink with drainer and mixer tap, a central island with base cupboards and breakfast bar, and space for a Range-style electric cooker (available by separate negotiation) with cooker hood above. There is also space and plumbing for an automatic washing machine, space for an American-style fridge freezer, and an integral dishwasher. A skylight to the side brings in additional natural light.

## First Floor Landing

Staircase rising from the hallway, with a loft hatch giving access to the part-boarded roof space, complete with ladder.

## Master Bedroom

Window to the rear overlooking the garden, with built-in wardrobes providing hanging and shelving space within the dressing area. Door through to:

## Ensuite

Fitted with a white suite comprising a low-level WC, wash hand basin, and a separate shower cubicle with waterfall shower. Additional features include an extractor fan and underfloor heating.

## Bedroom Two

Window to the front, door through to:

## Ensuite

Fitted with a white suite comprising a low-level WC, wash hand basin, and a bath with shower over, complete with shower screen and an additional handheld attachment fitted to the bath. Further features include an extractor fan, underfloor heating, and a window to the front.

## Bedroom Three

Window to the rear overlooking garden.

## Shower Room

Fitted with a white suite comprising a low-level WC, wash hand basin set within a vanity unit, and a level-access shower with waterfall shower head. Finished with floor-to-ceiling Porcelanosa tiles for a sleek, contemporary look.

## Outside

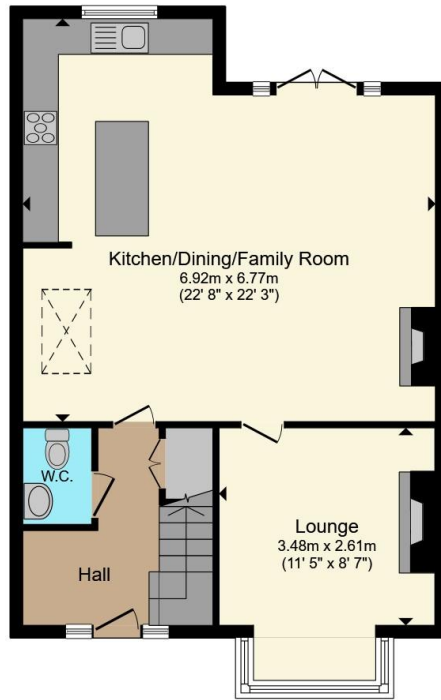
### Front Of Property

To the front of the property there is a blocked paved driveway providing off road parking for four cars.

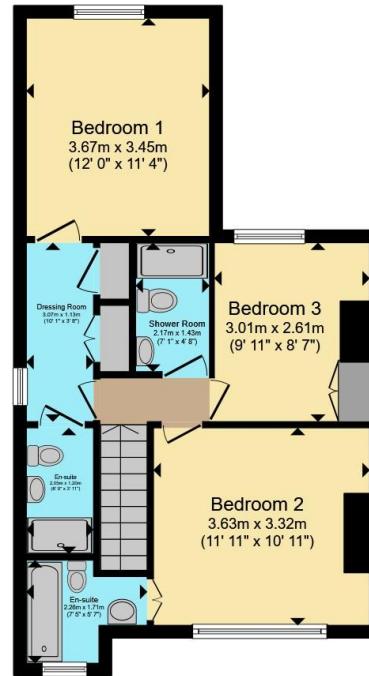
### Rear Garden

Private rear garden laid mainly to lawn, complemented by mature shrubs, trees, and well-kept borders. A spacious patio area provides an ideal spot for entertaining or enjoying relaxed family time outdoors, complemented by a garden shed and a charming summer house.





**Ground Floor**



**First Floor**

Total floor area 117.0 m<sup>2</sup> (1,259 sq.ft.) approx

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Tenure: Freehold



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