

Bakers Lane, Knowle

Guide Price £1,750,000

xact EXCLUSIVE







PROPERTY OVERVIEW

Nestled within one of Knowle's most highly sought after roads, this individually designed detached residence presents an exceptional opportunity for discerning buyers seeking privacy, space, and versatility. The property boasts a four car garage, and whilst technically located within Knowle, is ideally positioned within walking distance to Dorridge village and station, offering convenient access to local amenities and excellent transport links. Upon entering the home itself you are greeted by an entrance hallway that is connected thoughtfully to four versatile reception rooms, that provides ample space for both formal entertaining and relaxed family living. A well-appointed breakfast kitchen, complemented by a practical utility room, caters to the demands of modern life. Accommodation comprises four generously sized double bedrooms, each offering a peaceful retreat, and three bathrooms, ensuring comfort and convenience for family and guests alike. The property has recently had its permitted development rights reinstated, presenting outstanding scope for extension and improvement, whether you wish to create additional living space or reconfigure the existing layout to suit your personal requirements.







The grounds, extending in excess of two acres, are beautifully landscaped and frame the house with a sense of tranquillity and superb privacy, making this home a true sanctuary. Set in an outstanding location, this unique home combines the benefits of a peaceful setting with easy access to the vibrant heart of Dorridge and Knowle. This is a rare opportunity to acquire a substantial family home with immense potential in one of the area's most desirable addresses. Early viewing is highly recommended to fully appreciate the lifestyle and possibilities this remarkable property offers.

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



- Set Within A Highly Sought After Road of Knowle
- Individually Designed Detached Property With Four Car Garage
- Within Walking Distance To Dorridge Village And Station
- Beautiful Landscaped Gardens And Grounds Extending In Excess Of 2 Acres
- Recently Had Permitted Development Rights Reinstated And Offering Outstanding Scope For Extension And Improvement
- Four Versatile Reception Rooms
- Four Double Bedrooms and Three Bathrooms
- Breakfast Kitchen And Utility
- All Set Within An Outstanding Location Offering Superb Privacy And Tranquillity

PORCH

ENTRANCE HALLWAY

WC
7' 10" x 4' 11" (2.40m x 1.50m)

LIVING ROOM
22' 4" x 13' 7" (6.80m x 4.15m)

DINING AREA
21' 8" x 13' 5" (6.60m x 4.10m)

FAMILY ROOM
14' 1" x 13' 11" (4.30m x 4.25m)

OFFICE
14' 1" x 4' 11" (4.30m x 1.50m)

BREAKFAST KITCHEN
13' 3" x 11' 10" (4.05m x 3.60m)

UTILITY ROOM
10' 6" x 5' 7" (3.20m x 1.70m)



FIRST FLOOR

PRINCIPAL BEDROOM
22' 6" x 13' 7" (6.85m x 4.15m)

ENSUITE
9' 10" x 6' 9" (3.00m x 2.05m)

BEDROOM TWO
20' 0" x 16' 11" (6.10m x 5.15m)

ENSUITE
11' 6" x 5' 7" (3.50m x 1.70m)

BEDROOM THREE
13' 5" x 11' 6" (4.10m x 3.50m)

BEDROOM FOUR
12' 6" x 9' 10" (3.80m x 3.00m)

BATHROOM
9' 10" x 8' 6" (3.00m x 2.60m)

OUTSIDE THE PROPERTY

GARAGE ONE
19' 2" x 16' 11" (5.85m x 5.15m)

STUDIO/GAMES ROOM
16' 11" x 16' 11" (5.15m x 5.15m)

GARAGE TWO
20' 2" x 16' 11" (6.15m x 5.15m)

TOTAL SQUARE FOOTAGE
333.5 sq.m (3590 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDENS



ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, fridge/freezer, Siemens dishwasher, garden shed, electric garage door, all carpets and light fittings, some curtains and blinds, CCTV and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - oil, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded (main house) and boarded (above garage).

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.









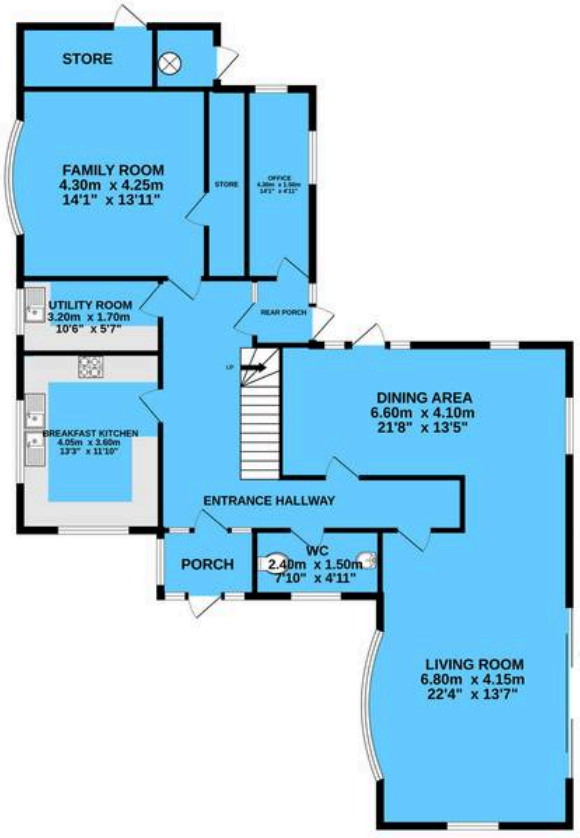




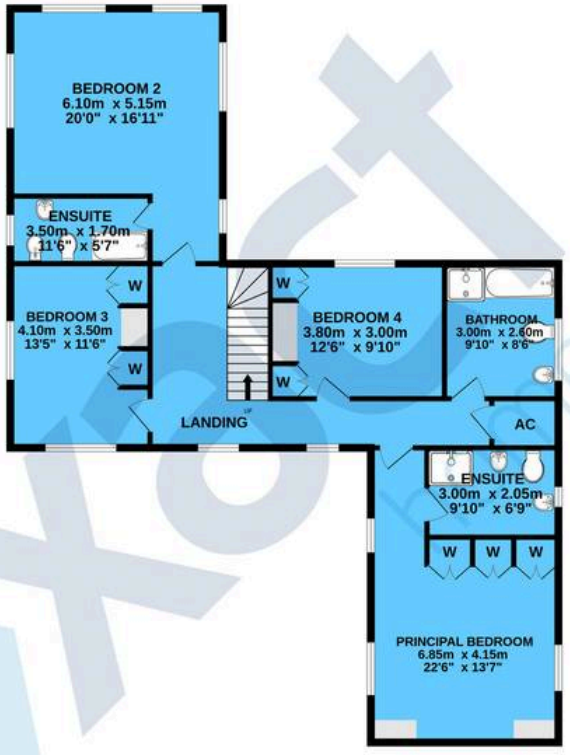




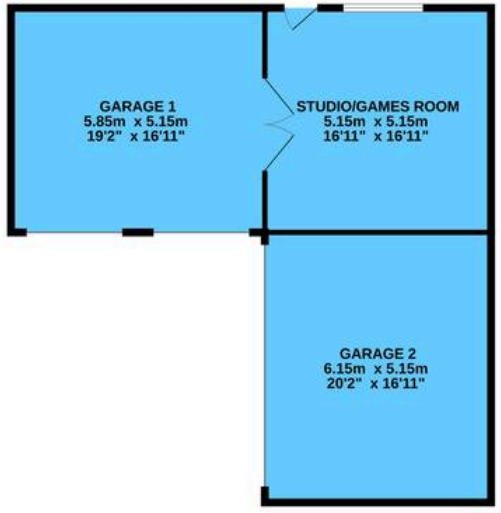
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 333.5 sq.m. (3590 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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