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YOUR PREMIUM AGENT

**YEW TREE CROFT
180 BAKERS LANE
KNOWLE
B93 8PS**

A beautifully presented five bedroom detached family home set within over four acres, with generous, spacious living space, a fabulous recently extended kitchen, swimming pool, double garage, gated driveway and excellent potential to further extend, subject to planning permission.

YEW TREE CROFT – 180 BAKERS LANE

Yew Tree Croft is an impressive family home set within a substantial plot of over four acres, offering privacy, space and long-term flexibility in a highly regarded location close to Knowle, Dorridge and Lapworth. The home has already been thoughtfully updated, with the recently refitted and extended kitchen, breakfast and family room forming the heart of the property.

The accommodation includes multiple reception rooms, five double bedrooms and three bathrooms, making it well suited to family life. Outside, the scale of the plot is a major feature, with landscaped gardens, a swimming pool, gated driveway, double garage and additional acreage. There may also be potential to further extend the property, subject to the necessary planning permissions.





The ground floor is arranged around a welcoming reception hall, giving access to the main living areas and creating a strong sense of arrival. The drawing room is a generous and comfortable space, with a feature fireplace and bay window adding character and natural light.

There is also a dual aspect dining room, ideal for more formal occasions or family meals. The standout space is the recently refitted and extended kitchen, breakfast and family room, designed to work as the main hub of the home. It includes contemporary cabinetry, stone worktops, a central island and high-quality integrated appliances including Fisher & Paykel fridge and freezer, Miele dishwashers, warming drawers, coffee machine, oven, steam oven, microwave and hob.

A sizeable pantry provides excellent additional storage, while a utility room, conservatory and cloakroom complete the downstairs accommodation.











The upper floor continues the sense of space, with a principal bedroom suite enjoying a dual aspect outlook and its own en suite bathroom. There are four further double bedrooms, making the layout well suited to larger families, visiting guests or those needing additional space for home working.

The remaining bedrooms are served by two bathrooms, one of which is en suite, giving the home a practical and comfortable arrangement. A mezzanine level above bedroom three adds a particularly useful extra area, offering the perfect spot for a study, quiet workspace or reading area without taking away from the bedroom itself.

The overall layout is well balanced, with generous bedrooms and good bathroom provision across the first floor.



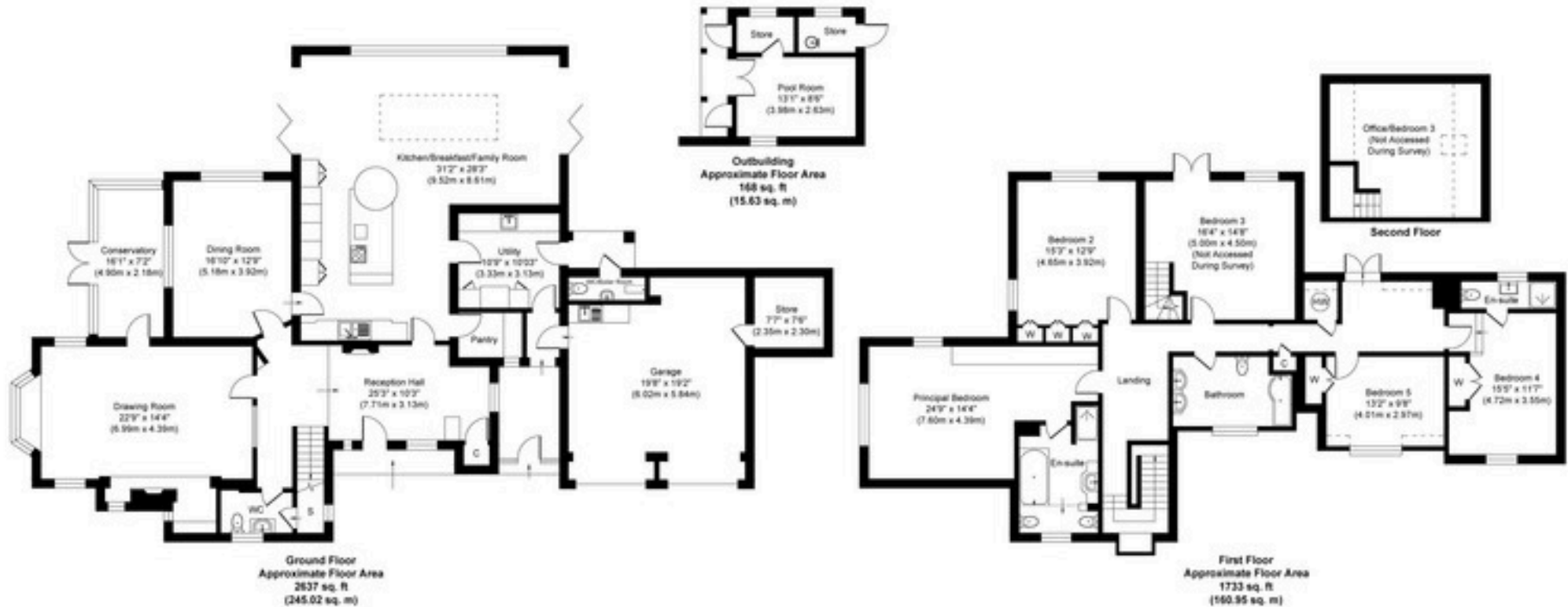






The property is approached through a gated driveway, offering secure parking for several vehicles and access to a double garage and store. The plot extends to over four acres, giving the home a real sense of space and privacy. To the rear, a sizeable patio sits alongside the swimming pool, creating a superb area for outdoor dining, summer gatherings and family time. Beyond this, the formal gardens are well established, with mature trees, planted borders and charming lawned areas. The grounds enjoy fabulous far-reaching views over neighbouring fields, with additional acreage extending beyond the main garden. This extra land provides excellent flexibility, whether for families wanting more outdoor space, buyers with equestrian interests or those considering future development of the home, subject to planning permission.

Energy rating	Current	Potential
A		
B		
C		75 C
D		
E	48 E	
F		
G		



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Fabulous Exclusive Location
- Over Four Acre with Outstanding Views
- Potential to Further Extend STP
- Five Double Bedrooms
- Three Bathrooms
- Modern Extended Kitchen Family Room
- Gated Driveway with Double Garage and Store
- Swimming Pool

SIZE Total - 4,540 sq ft

TENURE Freehold

PLOT SIZE 4.38 acres

SOLIHULL METROPOLITAN BOROUGH COUNCIL - G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Ultrafast	1800 Mbps	220 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: EE - 83%, Vodafone - 79%, 3 - 78%, 02 - 76%.

PARKING

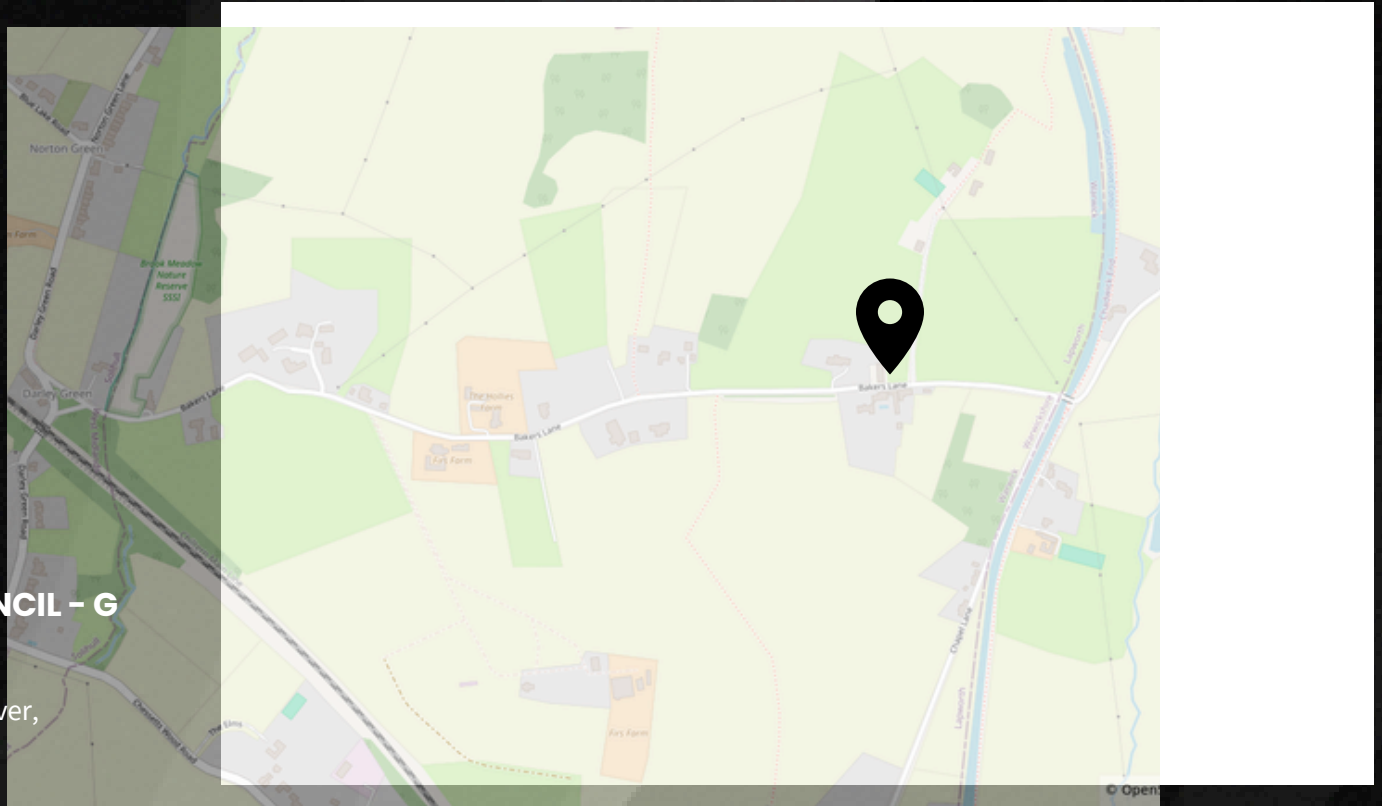
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Yew Tree Croft is well placed for access to the sought-after villages of Knowle, Dorridge and Lapworth, each offering a strong selection of local shops, restaurants, day-to-day amenities and well-regarded schools.

The wider area is well connected, with easy access to the M40 and M42, linking to the Midlands motorway network, Birmingham Airport, the NEC, Oxford and London. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all within comfortable reach.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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