



**Barcheston Road, Knowle**

Guide Price **£575,000**







## PROPERTY OVERVIEW

Located on a highly sought after road in Knowle is this superb three bedroom detached property which is set behind a wide block paved driveway providing parking for multiple vehicles. The property sits on a large and wide plot and benefits from planning permission to extend to the side of the property creating an additional and versatile reception room. The ground floor accommodation is accessed via an entrance porch leading through to a spacious living room benefiting from a feature bay window overlooking the front of the property. The remainder of the ground floor accommodation consists of:- a large open plan kitchen / diner with fitted units, integrated appliances and a set of French doors opening out to the rear garden; a downstairs toilet; and a single garage with units / utility area. The first floor is made of three bedrooms, one of which is a generously sized principal bedroom with fitted wardrobes with all bedrooms serviced via a family bathroom. Outside the property enjoys an excellent rear garden which is mainly laid with lawn and includes an expansive patio seating area. To view this fantastic property call Xact Homes today on 01564 777284.







## 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: E

Tenure: Freehold



- Highly Sought After Road
- Open Plan Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes
- Lawn Rear Garden With Patio Seating Area
- Single Garage & Off Road Parking
- Planning Permission In Place for Extension To Ground Floor

**ENTRANCE PORCH**

5' 0" x 5' 10" (1.53m x 1.78m)

**LIVING ROOM**

11' 11" x 18' 0" (3.64m x 5.48m)

**KITCHEN**

9' 5" x 16' 10" (2.86m x 5.13m)

**DINING AREA**

9' 4" x 8' 9" (2.84m x 2.66m)

**WC**

2' 11" x 7' 9" (0.89m x 2.36m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

14' 1" x 8' 10" (4.28m x 2.69m)

**BEDROOM TWO**

12' 4" x 8' 9" (3.75m x 2.67m)

**BEDROOM THREE**

8' 9" x 8' 4" (2.66m x 2.55m)

**BATHROOM**

5' 3" x 6' 10" (1.60m x 2.08m)

**OUTSIDE THE PROPERTY****GARAGE (WITH UTILITY ROOM)**

8' 3" x 17' 10" (2.52m x 5.44m)

**NORTH EAST FACING GARDEN****TOTAL SQUARE FOOTAGE**

102.41 sq.m (1102 sq.ft) approx.





#### **ITEMS INCLUDED IN THE SALE**

Lamona integrated oven, Lamona integrated hob, Lamona extractor, Kenwood fridge freezer, Lamona dishwasher, all carpets, some curtains, fitted wardrobes in bedroom one, all light fittings, garden shed and electric garage door.

#### **ADDITIONAL INFORMATION**

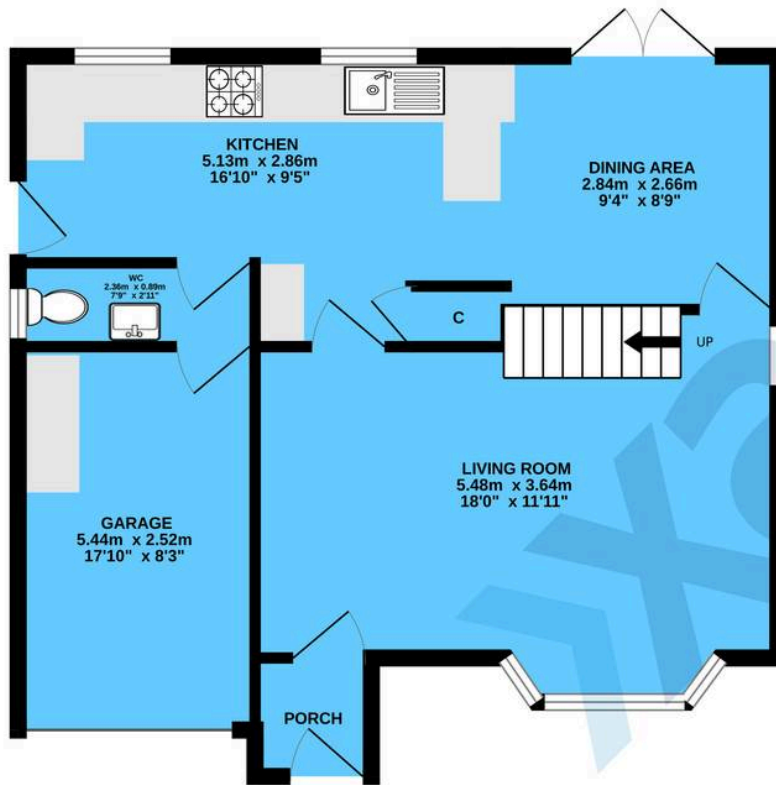
Services: water meter, electricity and mains sewers. Broadband: Sky Fibre-Optic. Loft Space: half boarded with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

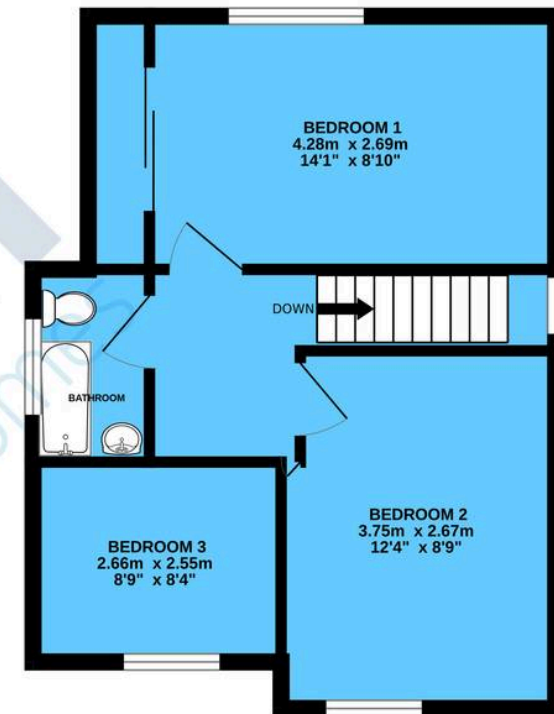
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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



TOTAL FLOOR AREA : 102.4 sq.m. (1102 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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