



**Barcheston Road, Knowle**

Guide Price **£559,950**







## PROPERTY OVERVIEW

Located on a highly sought after road in Knowle is this superb modern, recently decorated 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 further extend to the side of the property creating an additional and versatile room if required. There are gas radiators throughout. The ground floor accommodation is accessed via a glass entrance porch through composite front door leading through to a spacious living room benefitting from a feature bay window overlooking the front of the property. There is a skylight above the stairs, creating a bright staircase. There are oak doors throughout. The remainder of the ground floor accommodation consists of: - a large open plan newly fitted kitchen/diner including high and low storage with integrated appliances, oven, hob and built in dishwasher, with modern tiling and flooring. A set of French doors open fully and look out across the rear garden, which is truly expansive, minimal maintenance with borders on three sides and not overlooked. There is a downstairs toilet leading to a single garage with electronic door and a utility area with further fitted cupboards and storage space. There is a new modern boiler.





The first floor is reached by a glassed oak staircase leading up to three bedrooms. Bedroom one is a generously sized principal bedroom with fitted mirrored wardrobes overlooking the rear garden with views across the local area. The second bedroom is well proportioned accommodating a double bed and units. The third bedroom is at present a child's room, with further units. The spacious landing is serviced by a family bathroom, with more storage units, shower/bath. Above the landing, the loft hatch opens with built in ladder with access to a large, spacious, half-boarded loft. Outside the property enjoys an excellent rear, newly fenced garden which is mainly laid with lawn and includes an expansive patio seating area. The wraparound garden is currently used to house children's garden toys, but equally useful for other storage until the new extension is built. To view this fantastic property, call Xact Homes today.

- Priced To Sell By Motivated Sellers For An Early Completion
- Unique Opportunity To Purchase a Three Bedroom Detached Property At An Incredible Price On A Highly Sought After Road
- Within The Arden Academy Catchment
- Open Plan Fitted Kitchen / Diner
- Large Principal Bedroom With Fitted Mirrored Wardrobes
- Lawn Lawned Rear Garden With Patio Seating Area/Storage Area
- Single Garage & Off Road Parking For Multiple Vehicles
- Planning Permission In Place for Further Extension To Ground Floor





#### 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 home to a historic Parish Church, a Church Hall where a verity of local events are hosted and a village hall providing various functions including pre-school activities. This property is within walking distance to the village. Knowle contains a wide range of interesting shops, and nationally known restaurants, plus it is home to an excellent junior and infant school, which feeds into the highly acclaimed secondary school, Arden Academy (regarded as a leading state school in the UK). The well kept Knowle park, within 10 minutes' walk away spans 17 acres with recently upgraded play area, 1km circular walking/running trail, hosting various party in the park events. Sporting events located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club including squash courts, football, and hockey pitches. There are regular clubs and events held at this location throughout the year. There are numerous gyms, regular bus routes which takes you to Dorridge, Shirley. Knowle boards onto the village of Dorridge, which has its own station with links to London and Birmingham, Dorridge has a park which is similar to that of Knowle. 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 and cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, only a 5/10min drive away which provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry, and London. Resorts World Arena and the NEC. Birmingham International Airport and Birmingham International Railway Stations are also within easy access from Knowle village.

Council Tax band: E

Tenure: Freehold



**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**

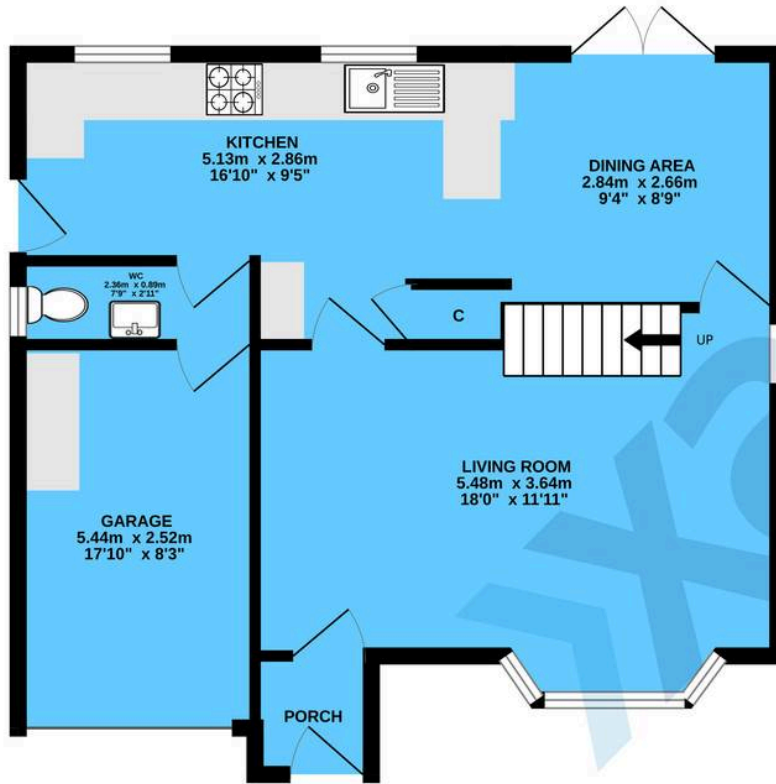
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



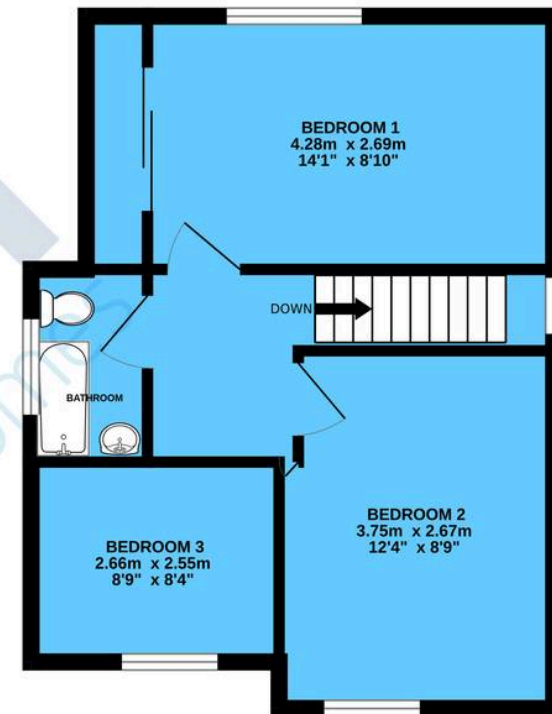




GROUND FLOOR



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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