



Barcheston Road, Knowle

Guide Price £480,000





PROPERTY OVERVIEW

We are pleased to present this exceptional extended three-bedroom semi-detached property, conveniently located within walking distance to the renowned Arden Academy. Boasting no upward chain, this residence offers significant potential for further extension and modernisation (subject to planning permission), presenting an exciting opportunity to create the home of your dreams in this highly sought-after area.

Upon entering the property, you are greeted by a welcoming living room that seamlessly flows into an open plan breakfast kitchen, providing a versatile space for both relaxing and entertaining. The ground floor also features an additional reception room and a convenient guest cloakroom, offering flexibility to suit your lifestyle needs.



Ascending to the first floor, you will find three well-appointed bedrooms and a family bathroom, providing comfortable accommodation for the whole family. Furthermore, this residence benefits from the added convenience of a garage, accessed internally from the rear lobby, providing secure parking and additional storage space. The property is set behind a driveway and lawned foregarden, enhancing its kerb appeal and offering a pleasant first impression to visitors.



To the rear of the property, a south easterly facing garden awaits, providing a peaceful retreat to enjoy outdoor activities. The garden is mainly laid with lawn and boasts a patio area, offering a blank canvas for you to personalise and create your own outdoor sanctuary.

In summary, this property combines a prime location, versatile living spaces, and significant potential for further enhancement, making it a rare find on the market. With its proximity to Arden Academy and the array of amenities in the surrounding area, this residence presents an ideal opportunity for those seeking a comfortable and convenient lifestyle. Don't miss the chance to make this property your own and unlock its full potential. Contact us today to arrange a viewing and take the first step toward owning your dream home.

- No Upward Chain
- Extended Three Bedroom Semi Detached Property Located Within Walking Distance To Arden Academy
- Significant Scope For Further Extension And Modernisation (STPP)
- Living Room And Open Plan Breakfast Kitchen Plus Further Reception Room And Guest Cloakroom To Ground Floor
- Three Bedrooms And Family Bathroom To First Floor
- Garage Accessed Internally From Rear Lobby
- Set Behind Driveway And Lawned Foregarden With South Easterly Facing Rear Garden Which Is Mainly Laid With Lawn





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



ENTRANCE HALLWAY

LIVING ROOM

15' 1" x 13' 0" (4.60m x 3.95m)

BREAKFAST KITCHEN

16' 3" x 10' 7" (4.95m x 3.23m)

RECEPTION ROOM

15' 1" x 8' 0" (4.60m x 2.45m)

WC

INTEGRAL GARAGE

17' 7" x 8' 8" (5.35m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 9' 0" (4.00m x 2.75m)

BEDROOM TWO

11' 0" x 9' 6" (3.35m x 2.90m)

BEDROOM THREE

9' 10" x 6' 11" (3.00m x 2.11m)

BATHROOM

7' 5" x 6' 7" (2.25m x 2.00m)

TOTAL SQUARE FOOTAGE

105.8 sq.m (1139 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH EASTERLY FACING GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, fridge, dishwasher, washing machine, all carpets, all curtains, all light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Loft – boarded.

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.

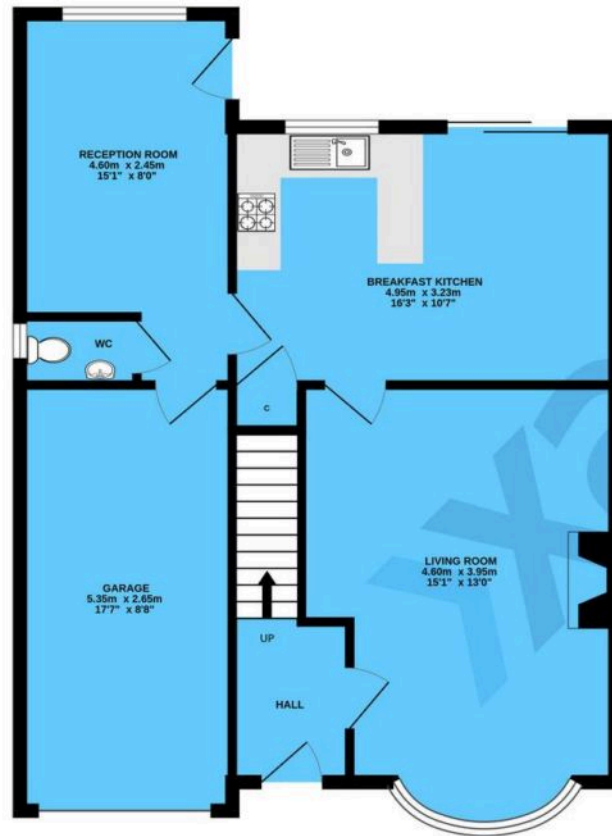
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

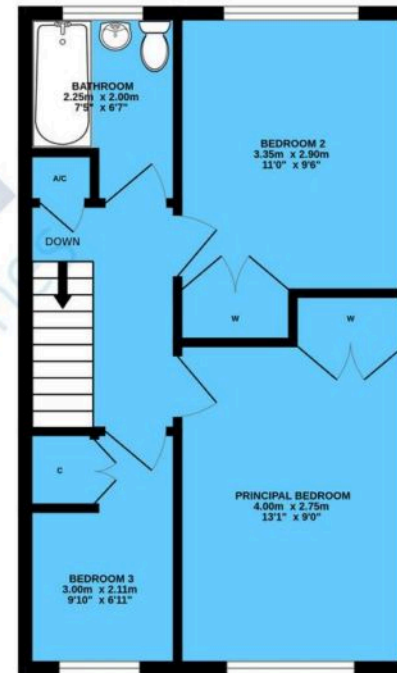
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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: 105.8 sq.m. (1139 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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