



Barnbrook Road, Knowle

Guide Price £800,000





PROPERTY OVERVIEW

Nestled in a sought-after location, this executive four-bedroom, three-bathroom detached house with a captivating south-westerly facing garden flaunts a blend of elegance and functionality. The property's charm is enhanced by its front lawn and a generously large tarmac driveway leading to a double garage, offering ample parking space.

Upon entering, an inviting entrance hallway leads to all downstairs living areas. To the front of the property lies a fully fitted kitchen, boasting modern conveniences and stylish finishes. Three well-proportioned reception rooms to the rear provide versatile spaces for every-day living and entertaining, each exuding a sense of warmth and comfort.

Ascending the staircase, the upper floor reveals four generously sized bedrooms, one of which is currently used as a home office. Privacy and convenience characterise this level, with three bathrooms ensuring the comfort and luxury of its inhabitants. Two of the bathrooms are en-suite, offering a touch of exclusivity and contemporary design.





Outside, the property showcases a delightful south-westerly facing garden, a tranquil oasis ideal for relaxation and outdoor enjoyment. The meticulously maintained garden features a lush green lawn and a full-width patio, perfect for al-fresco dining or soaking up the sun in peace.

Conveniently situated within walking distance to Knowle High Street, residents can easily access a plethora of amenities within the charming Knowle Village. Furthermore, the property finds itself within the prestigious Arden Academy catchment area, offering families access to renowned educational facilities and a supportive learning environment.

In conclusion, this exceptional property epitomises luxury living while maintaining a sense of practicality and comfort. Its thoughtfully designed interiors, peaceful outdoor space, and prime location make it a rare find that promises a lifestyle of convenience and refinement. This residence presents a unique opportunity for discerning buyers seeking a premium home in a desirable location.





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: G

Tenure: Freehold





- Executive Four Bedroom Three Bathroom Detached House With A South Westerly Facing Garden
- Set Behind A Front Lawn And Large Tarmac Driveway Which Is Supported By A Double Garage
- All Downstairs Living Accommodation Is located Off The Entrance Hallway & Is Comprised Of A Fully Fitted Kitchen To The Front Of The Property & Three Well Proportioned Reception Rooms To The Rear
- Upstairs, The Property Boasts Four Large Bedrooms, One Of Which Is Used As A Home Office And All Of Which Are Serviced By Three Bathrooms, Two Of These Being En-Suite
- To The Rear Of The Property Is A Good Size South Westerly Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Located Walking Distance To Knowle High Street & All Of The Amenities Knowle Village Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

KITCHEN

11' 8" x 10' 11" (3.55m x 3.33m)

RECEPTION ROOM ONE

18' 11" x 14' 9" (5.76m x 4.49m)

RECEPTION ROOM TWO

12' 0" x 11' 8" (3.65m x 3.55m)

RECEPTION ROOM THREE

8' 4" x 7' 3" (2.54m x 2.21m)

INTEGRAL DOUBLE GARAGE

17' 10" x 14' 9" (5.44m x 4.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 5" x 12' 0" (5.31m x 3.65m)

ENSUITE

7' 1" x 6' 4" (2.16m x 1.93m)

BEDROOM TWO

14' 9" x 11' 7" (4.49m x 3.52m)

ENSUITE

7' 8" x 4' 3" (2.34m x 1.30m)

BEDROOM THREE

12' 10" x 12' 4" (3.91m x 3.76m)

BEDROOM FOUR

12' 1" x 8' 9" (3.69m x 2.66m)

BATHROOM

7' 1" x 5' 5" (2.16m x 1.66m)

TOTAL SQUARE FOOTAGE

197.0 sq.m (2120 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH WESTERLY FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

All carpets, all blinds, fitted wardrobes in three bedrooms, some light fittings, fridge and tumble dryer.

ADDITIONAL INFORMATION

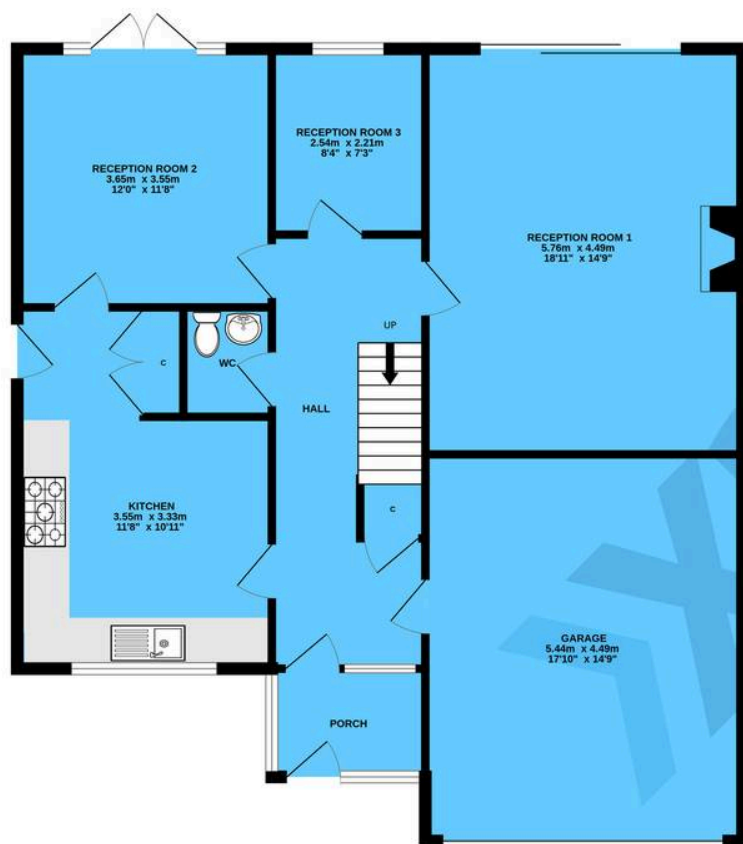
Services – direct mains water (with water meter), sewers and electricity. Broadband – cable.

INFORMATION FOR POTENTIAL BUYERS

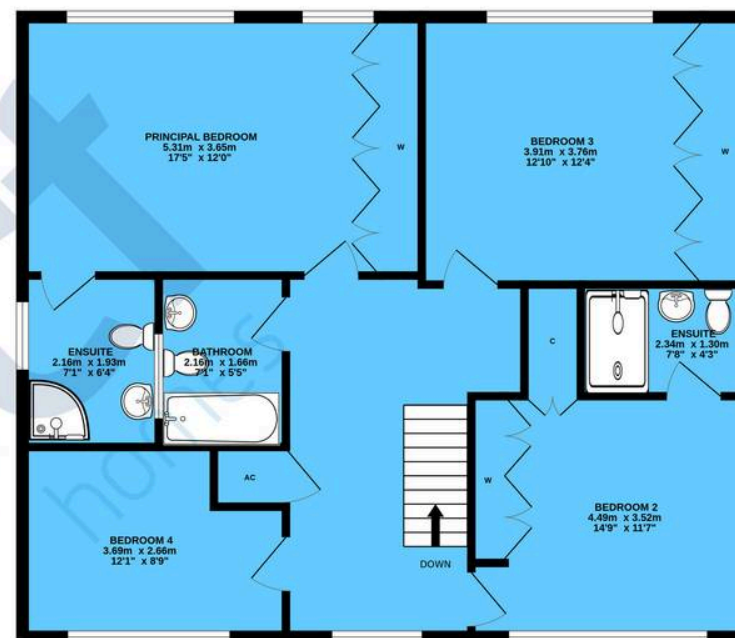
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 197.0 sq.m. (2120 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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