



Broadfern Road, Knowle

Guide Price **£1,250,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting this absolutely stunning, five double bedroom and four bathroom traditional detached property situated on the highly sought-after road of Knowle, within walking distance to all local schools and amenities. This residence has been significantly extended and improved, boasting a large tarmacadam in and out driveway and a single garage.

Upon entry, one is greeted by two beautiful reception rooms - a living room featuring an integrated log burner and a versatile study/family room to the front elevation. Both rooms are accessed from a spacious entrance hallway that also houses a guest cloakroom and coats / shoe cupboard.

The heart of the home lies in the magnificent open plan kitchen/dining and family room, complete with underfloor heating and a striking Culina Balneo bespoke kitchen with a central island/breakfast bar and a range of integrated appliances. Full-width sliding glass doors open onto a porcelain tiled patio with an integrated barbeque, perfect for alfresco dining and entertaining. Off the kitchen is a large utility which also provides access into the garage.





The first floor accommodates five double bedrooms and four bathrooms. The principal bedroom impresses with extensive fitted wardrobes, a Juliet balcony, and a large luxury ensuite. Two additional bedrooms benefit from ensuite facilities, while the remaining bedrooms are served by a family bathroom.

Stepping outside, the property reveals an outstanding landscaped, large, and private rear garden, accessible via a full-width porcelain patio. A manicured lawn area, with formal borders, is complemented by a majestic willow tree and further secluded seating/decked area at the rear.

To fully understand the design, beauty and elegance of this magnificent family home, a viewing is essential. Nestled within the Arden Academy catchment area, this property presents a rare opportunity to reside on one of Knowle's most sought-after roads.





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: F

Tenure: Freehold



- Absolutely Stunning Five Double Bedroom And Four Bathroom Traditional Detached, Within Arden Academy Catchment
- Located On A Highly Sought After Road Of Knowle And Within Walking Distance To All Local Schools And Amenities
- Significantly Extended And Improved And Set Behind A Large Tarmac In And Out Driveway And Single Garage
- Two Beautiful Reception Rooms, Including Living Room With Feature Log Burner And Study / Family Room, Located Off A Large Entrance Hallway With Guest Cloakroom
- Magnificent Open Plan Kitchen / Dining And Family Room With Underfloor Heating Throughout And A Stunning Culina Balneo Bespoke Kitchen And Feature Central Island / Breakfast Bar
- Stunning Full Width Sliding Glass Doors Opening Onto Porcelain Tiled Patio With Integrated Barbecue
- Five Double Bedrooms And Four Bathrooms Located To First Floor, Principal Bedroom With Extensive Fitted Wardrobes, Juliet Balcony & Large Luxury Ensuite
- Two Further Bedrooms With Ensuite Facilities And Remaining Bedrooms Serviced Via Family Bathroom
- Outstanding Landscaped, Large And Private Rear Garden Accessed Via A Full Width Porcelain Patio With Steps Leading To Lawned Area And Willow Tree With Further Seating / Decked Area To Rear
- Viewing Essential To Fully Appreciate This Magnificent Family Home Set On A Most Sought After Road Of Knowle



PORCH

ENTRANCE HALLWAY

WC

COATS/SHOE CUPBOARD

LIVING ROOM

20' 8" x 11' 6" (6.30m x 3.51m)

STUDY/FAMILY ROOM

10' 0" x 9' 0" (3.05m x 2.74m)

KITCHEN/DINING & FAMILY ROOM

37' 5" x 21' 0" (11.40m x 6.40m)

UTILITY ROOM

10' 4" x 8' 0" (3.15m x 2.44m)

INTEGRAL GARAGE

15' 7" x 8' 4" (4.75m x 2.54m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 4" x 9' 9" (6.20m x 2.97m)

ENSUITE

BEDROOM TWO

17' 1" x 10' 4" (5.21m x 3.15m)

ENSUITE

BEDROOM THREE

11' 6" x 10' 8" (3.51m x 3.25m)

ENSUITE

BEDROOM FOUR

17' 1" x 10' 2" (5.21m x 3.10m)



BEDROOM FIVE

10' 0" x 8' 8" (3.05m x 2.64m)

BATHROOM

TOTAL SQUARE FOOTAGE

249.0 sq.m (2681 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

FULL WIDTH PORCELAIN TILED PATIO



ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens combi microwave, Siemens fridge, Siemens dishwasher, underfloor heating (kitchen/dining & family room), garden shed, electric garage door, all carpets and blinds, some light fittings, CCTV, car charging point (to be fitted September 2025) and fitted wardrobes in all bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

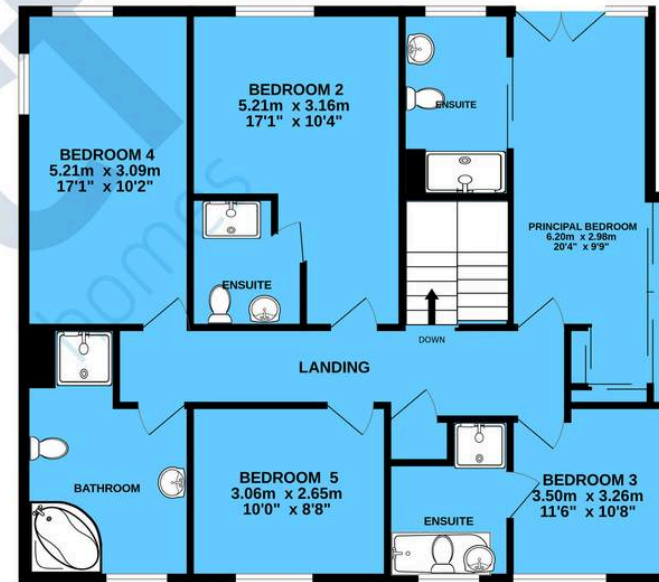
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 249.0 sq.m. (2681 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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