



Barcheston Road, Knowle

Guide Price £825,000





PROPERTY OVERVIEW

Situated on a superb corner plot, this stunning property benefits from no upward chain, making it an ideal choice for those seeking a seamless transition into their new home. A significantly extended four double bedroom detached property, this family home truly shines and requires internal inspection to be fully appreciated. Upon arrival, you are greeted by a large block-paved driveway providing excellent parking and leading to a garage/store, ensuring convenience and ease of access. The entrance hallway sets the tone for the rest of the property, leading to a superb open-plan kitchen/diner & family room that offers excellent versatility. In addition, the kitchen features a feature central island / breakfast bar plus a set of bi-fold doors to the rear garden with the dining room also featuring its own set of bi-fold doors. Additionally, a separate living room to the front elevation provides a space for relaxation and entertainment and includes a feature log burner. The practicality of the property is further exemplified by a large utility room leading to the garage/store, adding functionality to the living space. The outstanding principal bedroom boasts a Juliet balcony, large luxury ensuite, and dressing area, creating a retreat within the home. The three remaining double bedrooms are all serviced by a large luxury bathroom, ensuring comfort and convenience for all residents.



Outside, the property continues to impress with its large landscaped and versatile rear garden, which benefits from being situated on a corner plot, allowing for ample outdoor enjoyment and potential. The formal landscaped rear garden is immediately to the rear of the property, whilst located to the side is a lawned area ideal for families as a separate play area. The property also falls within the sought-after Arden Academy catchment area, providing educational opportunities to suit growing needs. In conclusion, this property offers a harmonious blend of space, style, and functionality, making it an appealing choice for discerning buyers looking for a well-rounded home. With its prime location, modern amenities, and thoughtful design, this property presents a unique opportunity to live in comfort and style.

- Situated On A Superb Corner Plot
- Benefitting From No Upward Chain
- Significantly Extended Four Double Bedroom Detached Property Requiring Internal Inspection To be Fully Appreciated
- Set Behind A Large Block Paved Driveway Providing Excellent Parking And Leading To Garage / Store
- Superb Open Plan Kitchen / Diner & Family Room Offering Excellent Versatility Plus Separate Dining Room & Living Room
- Large Utility Leading To Garage / Store
- Outstanding Principal Bedroom With Juliet Balcony Plus Large Luxury Ensuite & Dressing Area
- Three Remaining Double Bedrooms All Serviced Via Large Luxury Bathroom
- Large Landscaped And Versatile Rear Garden Benefitting From A Corner Plot





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



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

12' 2" x 17' 0" (3.71m x 5.18m)

KITCHEN/DINER & FAMILY ROOM

20' 9" x 14' 6" (6.32m x 4.42m)

DINING ROOM

10' 2" x 15' 3" (3.10m x 4.65m)

UTILITY

9' 8" x 7' 10" (2.95m x 2.39m)

INTEGRAL GARAGE/STORE

10' 5" x 9' 1" (3.18m x 2.77m)

FIRST FLOOR

PRINCIPAL BEDROOM

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

ENSUITE

10' 1" x 5' 7" (3.07m x 1.70m)

DRESSING AREA

6' 0" x 7' 7" (1.83m x 2.31m)

BEDROOM TWO

9' 10" x 14' 4" (3.00m x 4.37m)

BEDROOM THREE

13' 5" x 8' 8" (4.09m x 2.64m)

**BEDROOM FOUR**

6' 10" x 11' 0" (2.08m x 3.35m)

BATHROOM

9' 3" x 7' 3" (2.82m x 2.21m)

TOTAL SQUARE FOOTAGE

176.0 sq.m (1895 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE LANDSCAPED GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, some curtains, blinds and light fittings, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - 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.

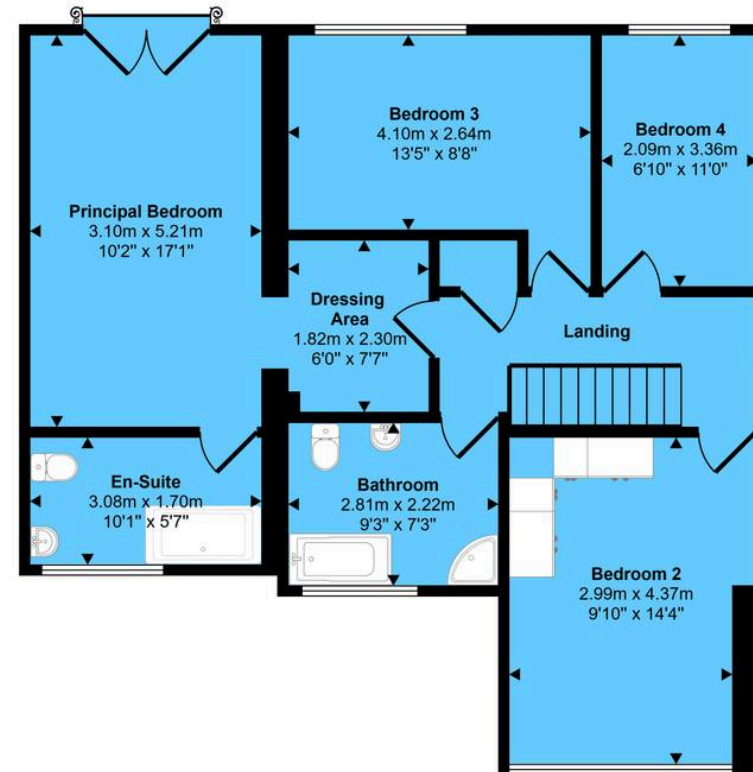
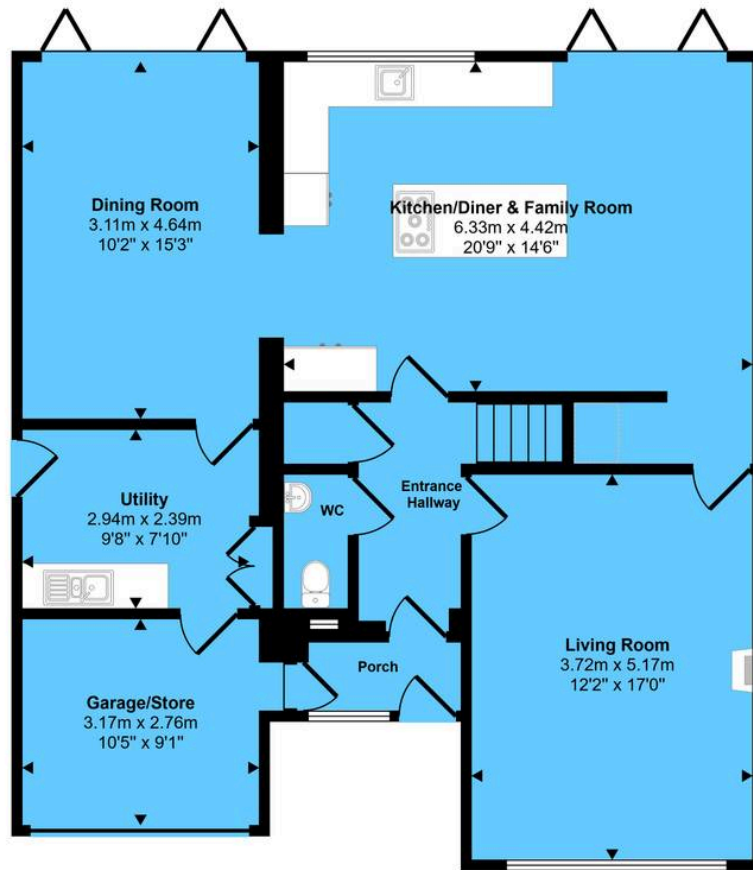
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
176 sq m / 1895 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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