



## Broadfern Road, Knowle

Guide Price £850,000





## PROPERTY OVERVIEW

Welcome to this stunning five-bedroom, two-bathroom detached house nestled on the prestigious Broadfern Road, boasting elegance and grandeur at every turn. The property stands regally behind a sprawling front lawn and Creteprint driveway, complemented by a tandem garage, providing ample space for parking or storage. Additionally, a covered and lockable lean-to is located at the side of the property, offering further secure storage options.

Stepping inside, you are greeted by the inviting entrance hallway, leading to two reception rooms situated at the front of the property, one of which enjoys a dual aspect, while a charming conservatory at the rear beckons for relaxation and enjoyment. The heart of the home lies in the fully fitted breakfast kitchen, seamlessly paired with an ample-sized utility room for added convenience.



Ascending the staircase reveals five bedrooms, with three generously sized double bedrooms offering comfort and space for all occupants. Two bathrooms, including an en-suite shower room, provide luxurious amenities for the whole family.

The allure continues outside to a sizeable, well-established garden featuring a full-width patio, perfect for al fresco dining and outdoor entertainment.



This remarkable property is offered to the market with the added benefit of no upward chain, ensuring a smooth transition for the discerning buyer. Situated within the esteemed Arden Academy catchment area, families can rest assured of excellent educational opportunities for their children. Conveniently located within walking distance to Knowle Village, residents can enjoy easy access to all the amenities and charms this vibrant community has to offer.

Don't miss this rare opportunity to own a piece of luxury living in this prime location. Contact us now to arrange a viewing and make this prestigious property your new home.

#### 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





- Impressive Five-Bedroom, Two-Bathroom Detached House Located On The Prestigious Broadfern Road
- Set Behind A Large Front Lawn & Creteprint Driveway Which Is Supported By A Tandem Garage
- Additional Covered & Lockable Lean-To Located At The Side Of The Property, Providing Secure Storage Space
- The Property Is Accessed Via The Entrance Hallway & Boasts Three Reception Rooms, Including Two Reception Rooms To The Front Of The Property & A Conservatory To The Rear
- The Property Benefits From A Fully Fitted Breakfast Kitchen Which Is Supported By An Ample Size Utility Room
- Upstairs, The Property Boasts Five Bedrooms, Three Of Which Are Large Double Bedrooms, And Two Bathrooms, One Of Which Is An En-Suite Shower Room
- To The Rear Of The Property Is A Large, Well-Established Garden Which Features A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within The Prestigious Arden Academy Catchment Area
- Set Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LOUNGE**

21' 9" x 11' 2" (6.64m x 3.41m)

**CONSERVATORY**

17' 0" x 11' 1" (5.19m x 3.38m)

**DINING ROOM**

10' 1" x 8' 10" (3.07m x 2.70m)

**BREAKFAST KITCHEN**

18' 5" x 10' 1" (5.61m x 3.07m)

**UTILITY ROOM**

8' 10" x 7' 9" (2.69m x 2.37m)

**INTEGRAL TANDEM GARAGE**

24' 5" x 8' 0" (7.44m x 2.45m)

**FIRST FLOOR**

**BEDROOM ONE**

18' 10" x 8' 11" (5.73m x 2.71m)

**ENSUITE**

5' 5" x 4' 11" (1.66m x 1.49m)

**BEDROOM TWO**

11' 7" x 10' 7" (3.54m x 3.22m)

**BEDROOM THREE**

11' 7" x 10' 4" (3.52m x 3.16m)

**BEDROOM FOUR**

7' 0" x 6' 8" (2.14m x 2.03m)

**BEDROOM FIVE**

7' 11" x 6' 8" (2.41m x 2.04m)

**BATHROOM**

6' 5" x 5' 8" (1.95m x 1.72m)

**WC**

**TOTAL SQUARE FOOTAGE**

180.0 sq.m (1939 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **FULL WIDTH PATIO**

#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, all light fittings, garden shed, greenhouse and electric garage door.

#### **ADDITIONAL INFORMATION**

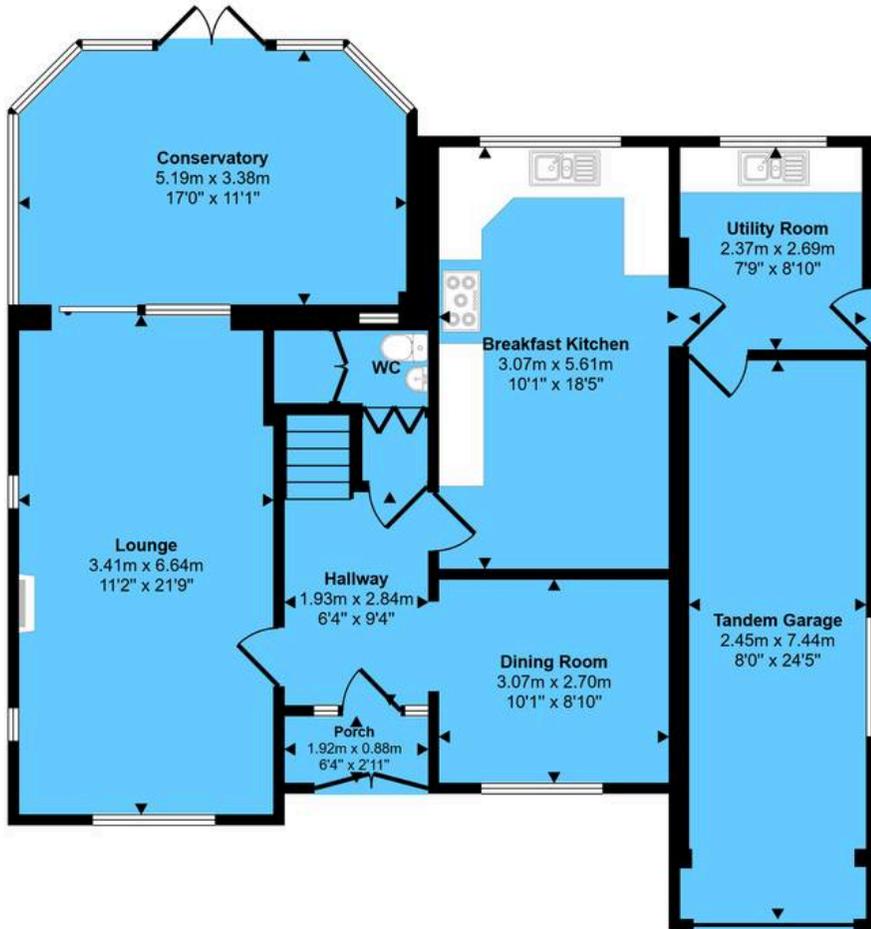
Services - direct mains water, sewers and electricity.  
Loft - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

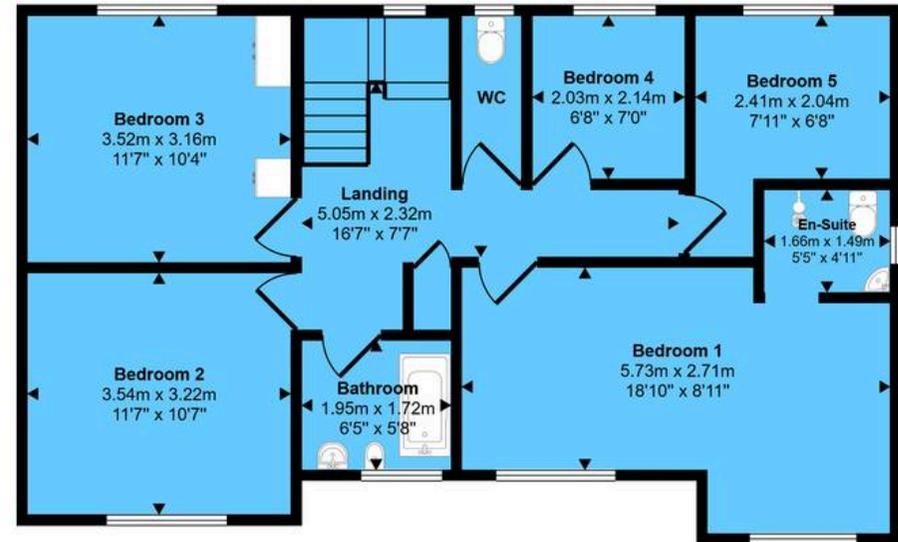
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
180 sq m / 1939 sq ft



Ground Floor  
Approx 107 sq m / 1157 sq ft



First Floor  
Approx 73 sq m / 782 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.

# Xact Homes

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