



BARCHESTON ROAD, KNOWLE, B93 9JS  
ASKING PRICE OF £625,000

**xact**  
homes

**» Four Bedroom Detached Property**

**» Set On A Corner Plot**

**» Superb Potential For Development STPP**

**» Spacious Living Room**

**» Excellent Dining Room**

**» Fitted Kitchen**

**» Utility Room**

**» Three Large Double Bedrooms**

**» Beautiful Private Landscaped Rear Garden**

#### PROPERTY OVERVIEW

This fantastic four bedroom detached property is set on a superb corner plot offering outstanding potential for redevelopment subject to necessary planning permission. The property is set behind a wide tarmacadam driveway providing parking for multiple vehicles, in a prime location of Knowle and within walking distance to local schools and all amenities. The ground floor accommodation is accessed via an entrance porch and consists of: - spacious living room overlooking the magnificent lawned fore garden; an excellent dining room with sliding doors to the conservatory and views out to the rear garden; a generously sized fitted kitchen which has ample storage space; a practical utility room with Belfast sink and a double garage (currently being used as a garage/workshop) providing additional parking. The first floor is made up of three large double bedrooms which all include fitted wardrobes; and a fourth bedroom which could be used as a home office, and a family bathroom. Outside the property enjoys a beautiful private landscaped rear garden which is mainly laid with lawn and a patio seating area. To view this excellent family home call Xact Homes on 01564 777284.

#### 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

#### SERVICES

Water meter, mains gas, electricity and sewers

#### BROADBAND

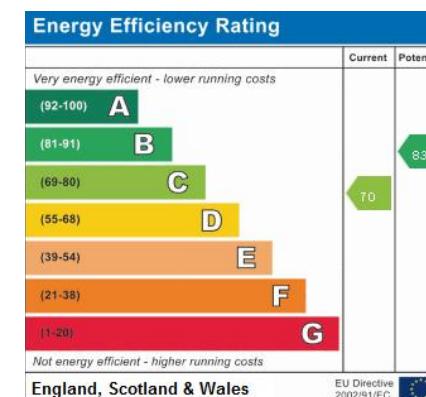
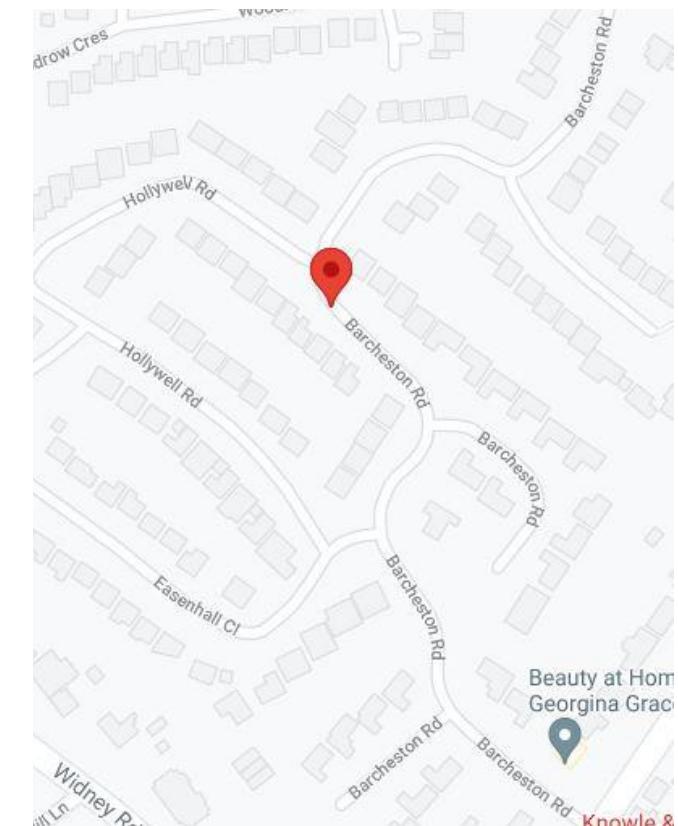
Virgin Media - Fibre optic

#### GARDEN

North east facing

#### ITEMS INCLUDED IN THE SALE

Beko free standing cooker, integrated oven, integrated hob, Zanussi fridge freezer, Hotpoint washing machine, Hotpoint tumble dryer, all carpets curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

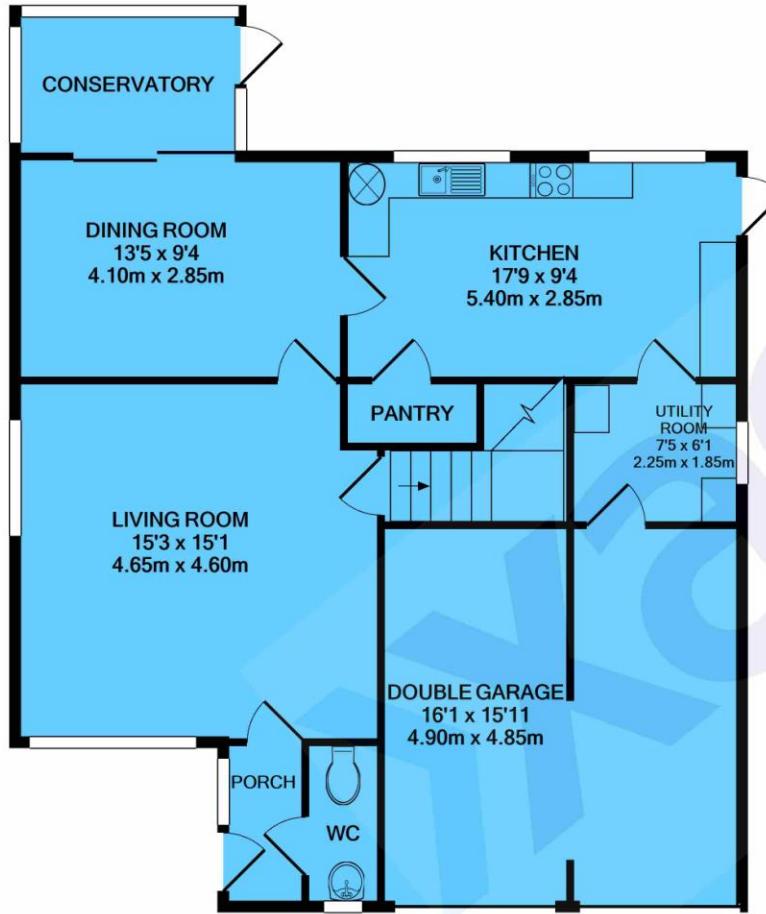


<b>PORCH</b>	<b>FIRST FLOOR</b>
<b>WC</b>	
<b>LIVING ROOM</b>	<b>BEDROOM ONE</b>
15' 3" x 15' 1" (4.65m x 4.60m)	12' 2" x 10' 0" (3.70m x 3.05m)
<b>DINING ROOM</b>	<b>BEDROOM TWO</b>
13' 5" x 9' 4" (4.10m x 2.85m)	13' 0" x 9' 0" (3.95m x 2.75m)
<b>CONSERVATORY</b>	<b>BEDROOM THREE</b>
6' 0" x 9' 4" (1.85m x 2.85m)	12' 6" x 8' 8" (3.80m x 2.65m)
<b>KITCHEN</b>	<b>BEDROOM FOUR/OFFICE</b>
17' 9" x 9' 4" (5.40m x 2.85m)	9' 4" x 7' 6" (2.85m x 2.29m)
<b>PANTRY</b>	<b>BATHROOM</b>
	6' 9" x 4' 9" (2.05m x 1.45m)
<b>UTILITY ROOM</b>	<b>OUTSIDE THE PROPERTY</b>
7' 5" x 6' 1" (2.25m x 1.85m)	
<b>INTEGRAL DOUBLE GARAGE</b>	<b>NORTH EAST FACING REAR GARDEN</b>
16' 1" x 15' 11" (4.90m x 4.85m)	

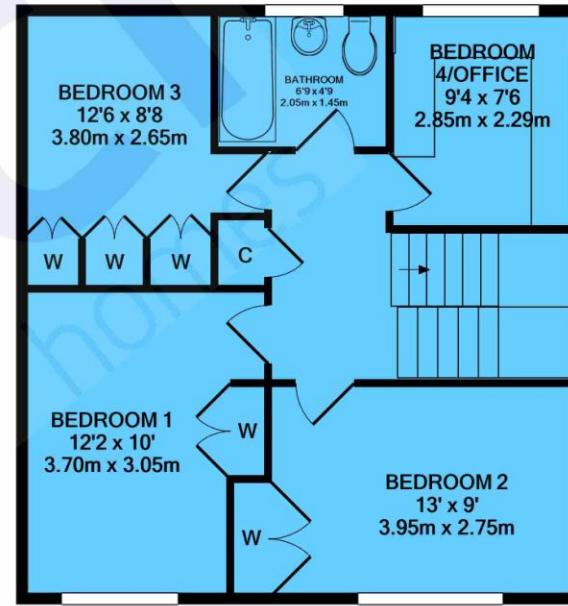
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR  
APPROX. FLOOR  
AREA 944 SQ.FT.  
(87.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1511 SQ.FT. (140.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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