



Barcheston Road, Knowle

Guide Price £685,000





PROPERTY OVERVIEW

This absolutely stunning, completely refurbished and extended three double bedroom detached property is located within a sought after road of Knowle and truly requires internal inspection to be fully appreciated. Benefiting from NO UPWARD CHAIN, the property is set back behind a large stoned driveway providing ample parking and landscaped foregarden. This superb property would suit either someone looking to downsize or a family moving into the area and benefits from new central heating and electrics throughout, new Amtico flooring and carpets, new bathrooms and fittings, a modern fitted kitchen with new appliances throughout, electric garage door and beautifully landscaped garden to the rear. All ground floor accommodation is via a light entrance hallway which provides access into an extended living room with feature bay window to the front elevation. To the rear of the property is a magnificent open plan kitchen / dining and family room with a feature central island, a range of base wall and drawer units, all new appliances, large sky light and bi-fold doors opening onto the rear patio.





Conveniently located off the kitchen is a good sized utility and guest cloakroom which in turn leads into the garage with new electric roller door. To the first floor are three double bedrooms and two bathrooms. The principal bedroom affords fitted wardrobes and a modern and newly installed ensuite. There are a further two bedrooms which are both double and they are serviced via a beautiful and large family bathroom with separate bath and shower. Outside the property enjoys a south facing, landscaped and private rear garden which is mainly laid with lawn and new laid patio. To view this property please contact 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: D

Tenure: Freehold



- NO UPWARD CHAIN
- Significantly Extended & Completely Refurbished
- Large Open Plan Kitchen / Dining & Family Room
- New Electrics & New Central Heating
- Large Stoned Driveway
- Three Double Bedrooms & Two Luxury Bathrooms
- Principal Bedroom With Ensuite
- South Facing Landscaped Rear Garden
- Single Garage With Electric Roller Door



ENTRANCE HALLWAY

LIVING ROOM

13' 11" x 12' 4" (4.25m x 3.75m)

KITCHEN / DINING / FAMILY ROOM

21' 8" x 17' 9" (6.6m x 5.4m)

UTILITY

8' 2" x 7' 7" (2.5m x 2.3m)

GUEST CLOAKROOM

7' 7" x 3' 5" (2.3m x 1.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 12' 2" (4.8m x 3.7m)

ENSUITE

7' 3" x 4' 11" (2.2m x 1.5m)

BEDROOM TWO

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

BEDROOM THREE

12' 4" x 8' 8" (3.75m x 2.65m)

FAMILY BATHROOM

12' 2" x 7' 7" (3.7m x 2.3m)





OUTSIDE THE PROPERTY

SOUTH FACING, LANDSCAPED AND PRIVATE REAR GARDEN

GARAGE

17' 3" x 8' 2" (5.25m x 2.5m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in two bedrooms, some light fittings and an electric garage door.

ADDITIONAL INFORMATION

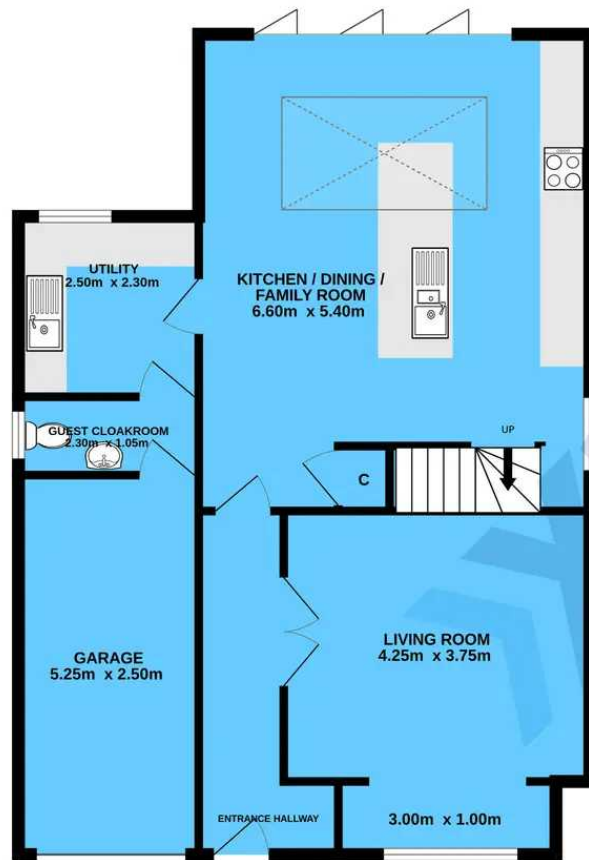
Services - mains gas, electricity and mains sewers. Broadband - SKY. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

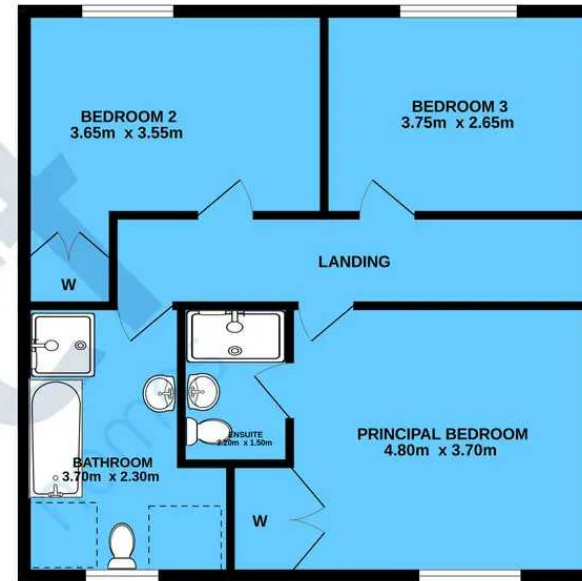
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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