



Barcheston Road, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful four bedroom detached property located on a quiet and highly sought after cul-de-sac in Knowle. The property offers superb potential for extension and redevelopment subject to necessary planning permission and is set behind a wide tarmac driveway providing parking for multiple vehicles. Upon entering the property you are greeted by an enclosed porch and welcoming entrance hallway with downstairs toilet and ample storage space. The ground floor accommodation is made up of:- a fitted kitchen / diner with fully integrated appliances; a spacious living room overlooking the front of the property; a generously sized dining room with sliding doors opening out to the rear garden and a utility room connecting to a single garage. The first floor is made up of four bedrooms, one of which is a large principal bedroom with fitted wardrobes with all bedrooms serviced by a family bathroom. Outside the property enjoys a beautiful private south-easterly facing rear garden which is mainly laid with lawn and includes a large patio seating area. To view this excellent property call Xact Homes today 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





- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Scope For Extension STPP
- Fitted Kitchen / Diner
- Living Room
- Dining Room
- Four Bedrooms
- South-Easterly Facing Rear Garden
- Single Garage

ENCLOSED PORCH

ENTRANCE HALLWAY

DOWNSTAIRS TOILET

3' 5" x 5' 1" (1.04m x 1.56m)

KITCHEN / DINER

15' 1" x 9' 6" (4.59m x 2.9m)

LIVING ROOM

12' 3" x 16' 4" (3.74m x 4.98m)

DINING ROOM

18' 5" x 10' 2" (5.62m x 3.09m)

UTILITY ROOM

8' 10" x 8' 10" (2.68m x 2.7m)

SINGLE GARAGE

19' 3" x 8' 10" (5.88m x 2.7m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 9' 7" (3.97m x 2.91m)

BEDROOM TWO

10' 8" x 10' 2" (3.26m x 3.11m)



**BEDROOM THREE**

9' 9" x 7' 6" (2.97m x 2.28m)

BEDROOM FOUR

9' 11" x 6' 11" (3.03m x 2.12m)

BATHROOM

5' 5" x 10' 1" (1.65m x 3.07m)

OUTSIDE THE PROPERTY**PRIVATE SOUTH-EASTERLY FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Bosch integrated oven, Bosch integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and a garden shed.

ITEMS INCLUDED IN SALE (TBC)

Freezer and fridge freezer.

ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

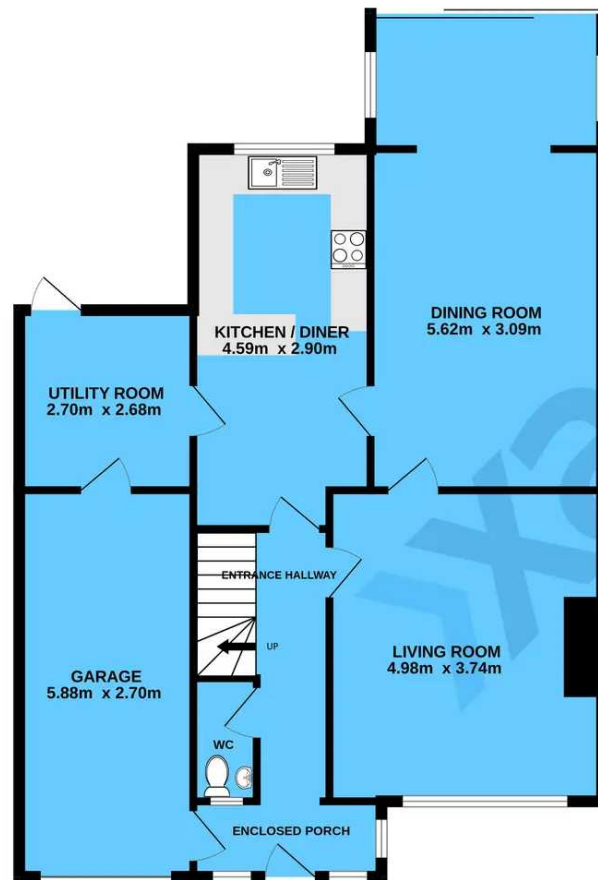
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

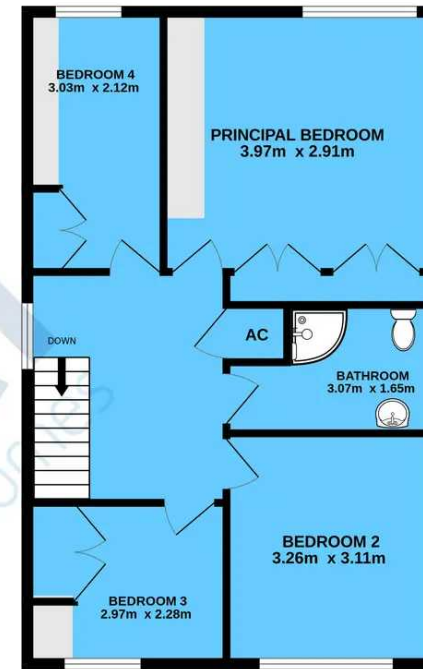
The vendor of this property is related to an employee of Xact Homes.



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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