



**Barcheston Road, Knowle**

Guide Price **£625,000**





## PROPERTY OVERVIEW

Located on a highly sought after road in Knowle is this four bedroom detached property is offered to the market with NO UPWARD CHAIN and is situated within walking distance to all local amenities and Arden Academy. The property offers superb scope for extension / redevelopment with previous planning permission lapsing in February which would need to be reapplied for. This newly decorated property is set behind a wide block paved driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway connecting all reception rooms which consists of:- a spacious living room benefiting from an abundance of natural light; a fitted kitchen with space for a dining area; a generously sized dining room with excellent views of the rear garden; and a guest toilet and a double length Tandem garage which has a new roof. The first floor is made up of four bedrooms, one of which is a large principle bedroom benefiting from fitted wardrobes with all bedrooms being serviced by a family bathroom. Outside the property enjoys a delightful rear garden which is mainly laid with lawn and has a patio seating area. To view this fantastic family home call Xact 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: E

Tenure: Freehold



- No Upward Chain
- Four Bedroom Detached Property
- Scope For Extension Subject To Planning
- Planning Permission Lapsed In February
- Living Room
- Fitted Kitchen
- Dining Room
- Principle Bedroom With Fitted Wardrobes
- Lawn Rear Garden
- Wide Block Paved Driveway & Double Length Tandem Garage

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

16' 4" x 12' 1" (4.99m x 3.68m)

#### **KITCHEN**

15' 2" x 9' 6" (4.63m x 2.9m)

#### **DINING ROOM**

11' 7" x 10' 3" (3.54m x 3.12m)

#### **GUEST TOILET**

4' 10" x 3' 6" (1.47m x 1.06m)

#### **DOUBLE GARAGE**

27' 11" x 8' 11" (8.5m x 2.71m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 11' 7" (3.98m x 3.53m)

#### **BEDROOM TWO**

10' 9" x 10' 2" (3.28m x 3.1m)

#### **BEDROOM THREE**

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

#### **BEDROOM FOUR**

9' 10" x 7' 7" (2.99m x 2.31m)





#### **BATHROOM**

5' 7" x 10' 1" (1.7m x 3.08m)

#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**

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

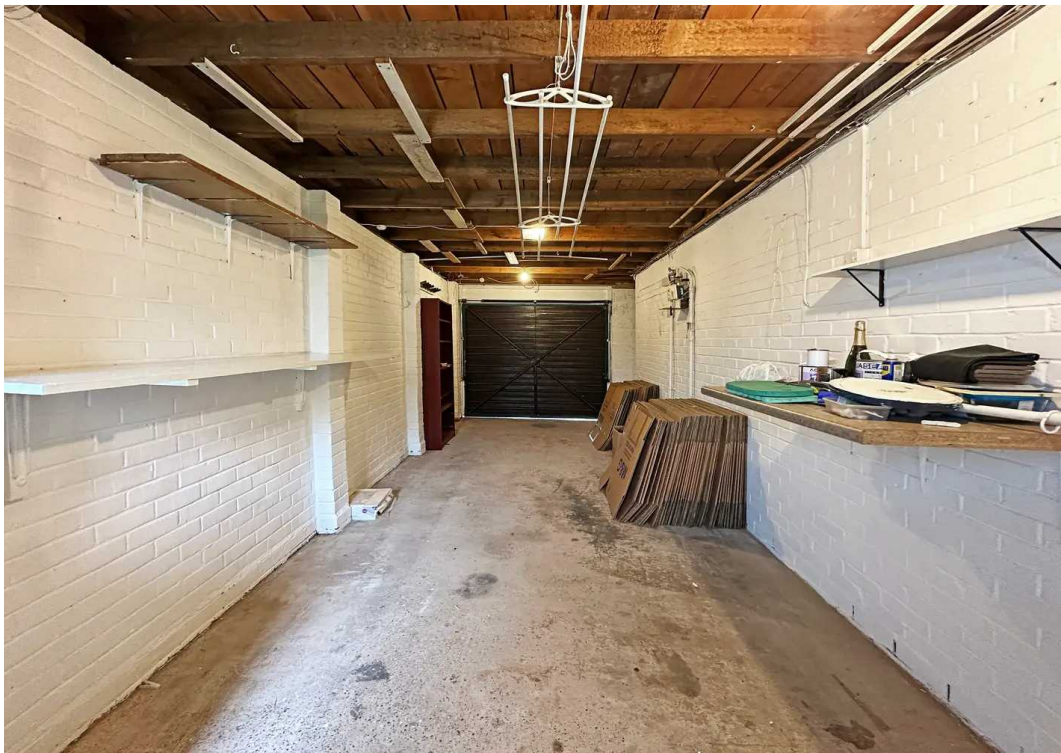
Integrated oven, integrated hob, dishwasher, all carpets, some curtains, fitted wardrobes in two bedrooms, all light fittings, electric underfloor heating in the kitchen, a garden shed, EV charging point and alarm.

#### **ADDITIONAL INFORMATION**

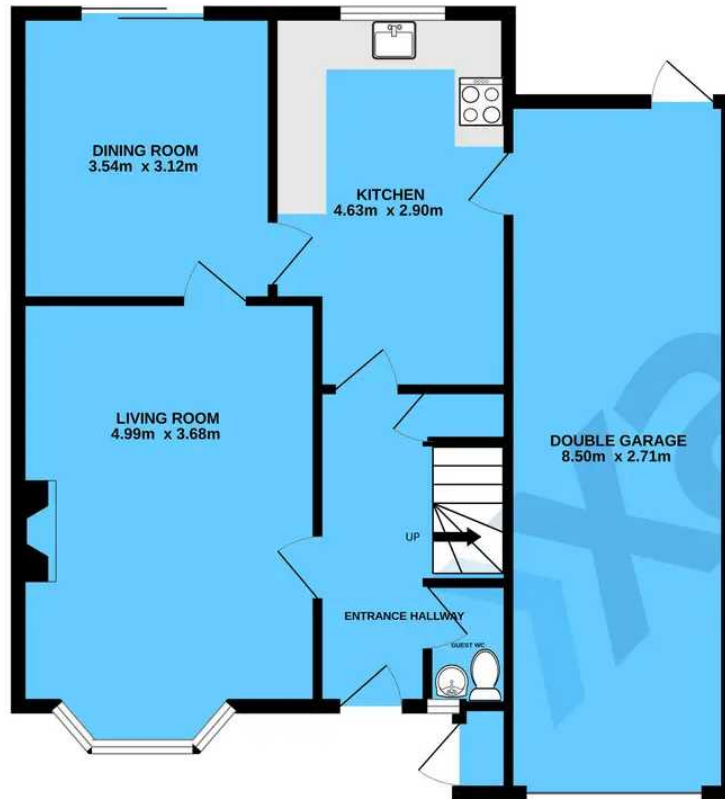
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - partially boarded.  
Garage roof recently replaced

#### **MONEY LAUNDERING REGULATIONS**

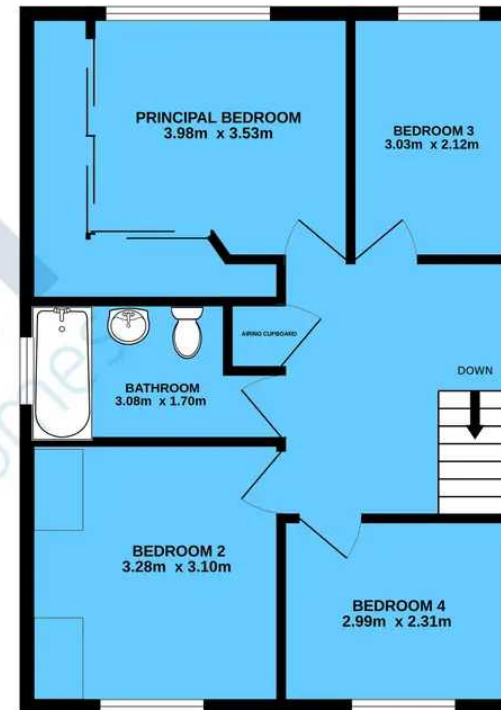
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.  
Made with Metropix ©2023

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

