



Broadfern Road, Knowle

Guide Price £1,250,000





PROPERTY OVERVIEW

Set with this highly desirable road of Knowle and within easy walking distance to the village and all local facilities, including Arden Academy, is this significantly extended five bedroom traditional detached property. Set behind a large tarmac driveway providing parking for several vehicles this large family home benefits from three reception rooms and a large open plan kitchen diner. All ground floor accommodation is accessed via a large and spacious entrance hallway leading into sitting / family room to the front elevation and a formal living room with integrated log burner which is in turn leads into a large dining room which is perfect for entertaining and over looks to large landscaped rear garden. Off the dining room and also with access off the entrance hallway is a large open plan breakfast kitchen fitted with extensive base wall and drawer units, a range of integrated appliances and a breakfast bar. The kitchen also provides access unto a good sized utility which in turn leads into the garage. A particular feature of this property is the large landing with ample room for a study area and affords a stunning balcony overlooking the rear garden and providing a private seating area.





To the first floor are five excellent bedrooms (four of which are double). The principal bedrooms affords extensive fitted wardrobes and a concealed modern ensuite. The remaining bedrooms are serviced via the large refitted family bathroom. Outside the property benefits from a large landscaped easterly facing rear garden which is mainly laid with lawn and benefits from a full width tiled patio. To the rear of the garden is a further seating area located in front of a summer house which affords power and lighting. To view this outstanding family home 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: F

Tenure: Freehold





- Five Bedroom Traditional Detached
- Three Reception Rooms
- Large Open Plan Breakfast Kitchen
- Principal Bedroom With Ensuite
- Outstanding Landing With Balcony / Seating Area Overlooking Rear Garden
- Large Landscaped Rear Garden With Summerhouse
- Driveway Parking For Several Vehicles





ENTRANCE HALLWAY

SITTING/FAMILY ROOM

10' 0" x 13' 9" (3.05m x 4.2m)

LIVING ROOM

21' 2" x 11' 6" (6.45m x 3.5m)

DINING ROOM

11' 2" x 18' 4" (3.4m x 5.6m)

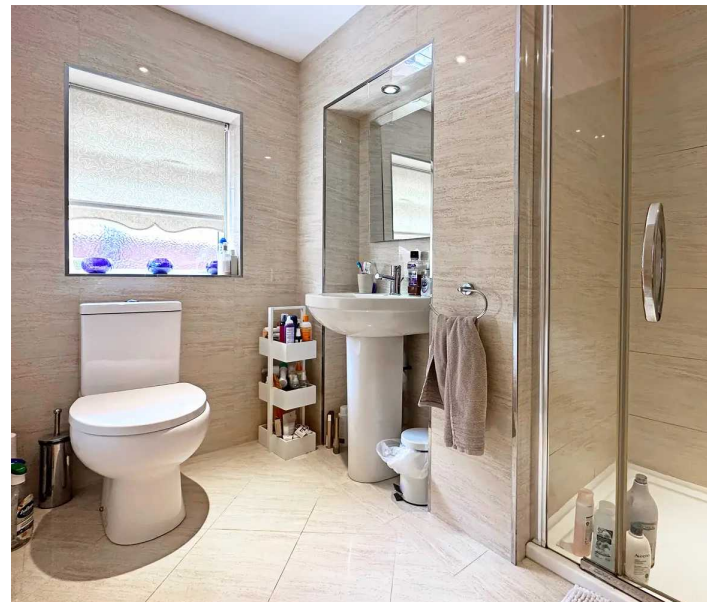
KITCHEN/BREAKFAST

22' 4" x 19' 0" (6.8m x 5.8m)

UTILITY

7' 1" x 8' 0" (2.15m x 2.45m)

WC





FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 11' 12" (4.35m x 3.65m)

ENSUITE

4' 7" x 11' 12" (1.4m x 3.65m)

BEDROOM TWO

10' 12" x 13' 9" (3.35m x 4.2m)

BEDROOM THREE

11' 6" x 11' 6" (3.5m x 3.5m)

BEDROOM FOUR

15' 1" x 8' 2" (4.6m x 2.5m)

BEDROOM FIVE

9' 0" x 9' 10" (2.75m x 3m)

BATHROOM

7' 1" x 14' 5" (2.15m x 4.4m)

OUTSIDE THE PROPERTY

EASTERLY FACING REAR GARDEN

GARAGE

15' 9" x 8' 0" (4.8m x 2.45m)

SUMMER HOUSE

12' 8" x 12' 8" (3.85m x 3.85m)



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Hot Point fridge freezer, Bosch dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, underfloor heating in the bathroom and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Garden room, sofa in lounge (negotiable).

ADDITIONAL INFORMATION

Services: main gas, electricity and main sewers.

Broadband: Utility Warehouse Fibre-Optic. Loft Space: with ladder and lighting.

MONEY LAUNDERING REGULATIONS

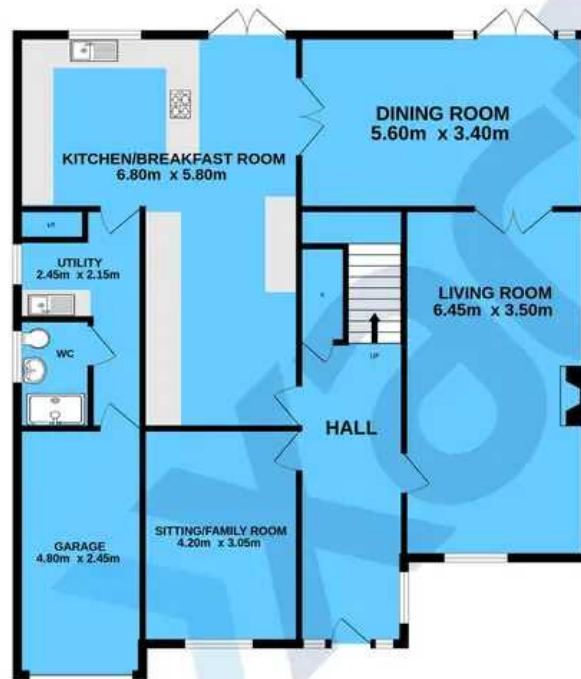
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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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