



**Broadfern Road, Knowle**

Guide Price **£800,000**

**xact**  
EXCLUSIVE



## PROPERTY OVERVIEW

Located on a premier road and highly sought after road of Knowle is this superb five bedroom detached dormer bungalow which has been significantly extended and updated by the existing owners creating a highly versatile family home benefiting from both ground floor and first floor sleeping accommodation. The property is set back behind a split block paved and stoned driveway with a single garage and provides access into an extended and remodelled entrance hallway. The extension has been undertaken to provide an abundance of natural light and to the ground floor consists of a large welcoming entrance hallway with ample storage space which connects to all reception rooms. The ground floor has been comprehensively extended creating an open plan kitchen / diner connected to a large living room with a log burner and spacious family room. To the rear of the property are centrally located bi-fold doors providing convenient access to the rear patio area. The kitchen benefits from fully integrated appliances and breakfast island with the remainder of the ground floor consisting of two double bedrooms both of which offer versatility to be used as a home office and are serviced via a downstairs bathroom.



The first floor is made up of three double bedrooms, one of which is a large principal bedroom with fitted wardrobes and luxury ensuite, and a family bathroom serving all remaining bedrooms. Outside the property enjoys a beautifully landscaped and south easterly facing rear garden which is mainly laid with lawn and includes an impressive raised patio seating area and to the front a detached single garage. To view this deceptively spacious 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

- Five Bedroom Detached Dormer Bungalow
- Significantly Extended & Updated
- Open Plan Kitchen / Diner
- Family Room & Living Room
- Downstairs Shower Room
- Principal Bedroom With Ensuite
- Extremely Versatile Family Home
- Two Further Reception Rooms / Bedrooms To Ground Floor
- Large Rear Garden & Detached Garage

**ENTRANCE HALLWAY**

19' 4" x 5' 11" (5.90m x 1.80m)

**KITCHEN / DINING**

35' 5" x 10' 6" (10.80m x 3.20m)

**FAMILY ROOM**

19' 4" x 12' 2" (5.90m x 3.70m)

**LIVING ROOM**

18' 10" x 11' 8" (5.75m x 3.55m)

**BEDROOM FOUR/SITTING ROOM**

15' 3" x 12' 4" (4.65m x 3.75m)

**BEDROOM FIVE/STUDY**

9' 6" x 10' 6" (2.90m x 3.20m)

**BATHROOM**

6' 7" x 5' 5" (2.00m x 1.65m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

15' 3" x 14' 1" (4.65m x 4.30m)

**EN-SUITE**

6' 5" x 7' 3" (1.95m x 2.20m)

**BEDROOM TWO**

13' 1" x 12' 0" (4.00m x 3.65m)

**BEDROOM THREE**

11' 10" x 9' 10" (3.60m x 3.00m)

**BATHROOM**

7' 3" x 5' 11" (2.20m x 1.80m)





#### OUTSIDE THE PROPERTY

##### GARAGE

17' 1" x 8' 10" (5.20m x 2.70m)

##### TOTAL SQUARE FOOTAGE

201.7 sq. m = 2171 sq. ft

##### SOUTH EASTERLY FACING REAR GARDEN

##### ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Smeg integrated hob, Samsung fridge freezer, Neff dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings, electric underfloor heating in all bathrooms and electric garage door.

##### ADDITIONAL INFORMATION

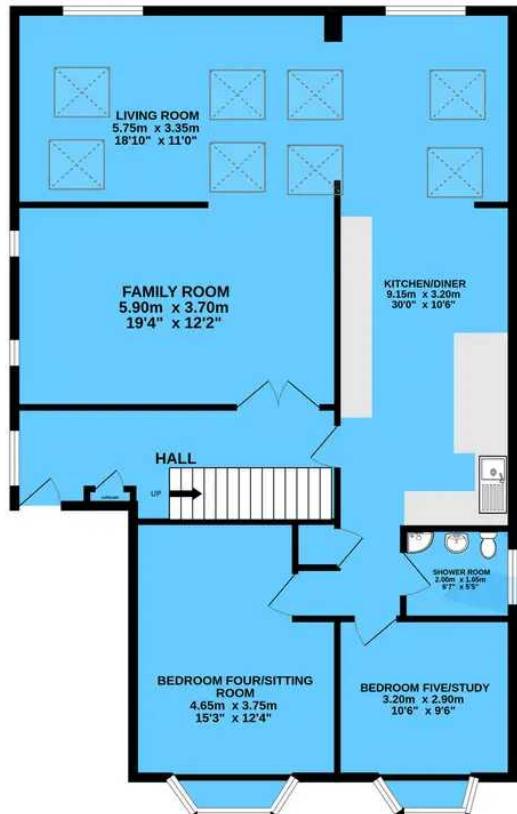
Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: Eaves storage

##### MONEY LAUNDERING REGULATIONS

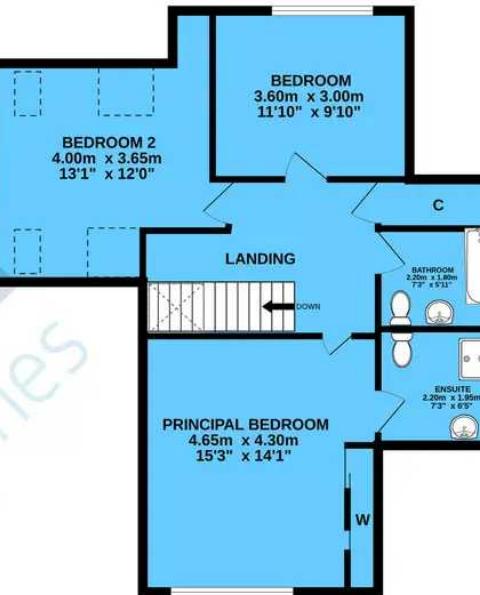
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
133.0 sq.m. (1432 sq.ft.) approx.



1ST FLOOR  
68.7 sq.m. (739 sq.ft.) approx.



TOTAL FLOOR AREA : 201.7 sq.m. (2171 sq.ft.) approx.

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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**Xact Homes**

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