



**Broadfern Road, Knowle**

Guide Price **£1,195,000**

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

Nestled within a premier road of Knowle, this traditional four double bedroom detached property has been significantly extended to provide a superb family home. This property offers a spacious, immaculate living space with the most perfect south westerly facing rear garden that is sure to impress even the most discerning buyer.

Upon arrival, you are greeted by a large block paved driveway providing parking for multiple vehicles and leading to a garage, which has been converted to a store. Stepping inside, you are welcomed by a large entrance hallway, complete with a guest cloakroom, separate coats cupboard and internal garage access for added convenience.



To the front of the property, a versatile family room or study provides the perfect space for work or relaxation. The living room at the rear boasts bi-fold doors that open up to reveal the breathtaking large south westerly facing rear garden, seamlessly blending the indoor and outdoor living spaces.



The heart of the home lies in the stunning open plan kitchen, dining, and family room. Flooded with natural light from bi-fold doors and Velux windows, this space is perfect for entertaining guests or enjoying quality time with family. The sleek and modern kitchen features high-end appliances and ample storage, making it a chef's delight. Off the kitchen is a large utility which also has a courtesy door leading to the side of the property.

Ascending the staircase, you will find four generously sized double bedrooms, each exuding comfort and style. Two luxury bathrooms offer a tranquil retreat, with the principal bedroom boasting a dressing room and a lavish ensuite for added luxury. The landing also has space for a desk /breakout area if required.



Outside, the outstanding south westerly facing landscaped rear garden provides a private oasis for relaxation and entertaining. Impeccably maintained, this outdoor space is perfect for enjoying the sunshine and alfresco dining.





Overall, this property presents a rare opportunity to own a meticulously maintained home in a sought-after location. With its impeccable design, spacious layout, and stunning aspect, this property truly offers a luxurious lifestyle experience.

#### 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

- Located Within A Premier Road Of Knowle
- Traditional Four Double Bedroom Detached Which Has Been Significantly Extended
- Absolutely Immaculate Throughout With Large South Westerly Facing Rear Garden
- Set Behind Large Block Paved Driveway Leading To Garage and Large Entrance Hallway With Guest Cloakroom And Separate Coats Cupboard
- Family Room / Study To Front With Living Room With Bi-Fold Doors To The Rear







- Stunning Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors And Velux Windows Providing Immense Amounts Of Natural Light
- Four Double Bedrooms And Two Luxury Bathrooms
- Principal Bedroom With Dressing Room And Luxury Ensuite
- Outstanding South Westerly Facing And Private Landscaped Rear Garden

#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

#### **WC**

#### **FAMILY ROOM / STUDY**

13' 3" x 10' 10" (4.05m x 3.30m)

#### **LIVING ROOM**

21' 10" x 14' 9" (6.65m x 4.50m)

#### **KITCHEN / DINING ROOM**

21' 10" x 18' 8" (6.65m x 5.70m)

#### **FAMILY ROOM**

11' 8" x 9' 2" (3.56m x 2.80m)

#### **UTILITY ROOM**

11' 10" x 8' 4" (3.60m x 2.55m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 9" x 11' 8" (4.50m x 3.55m)

#### **DRESSING ROOM**

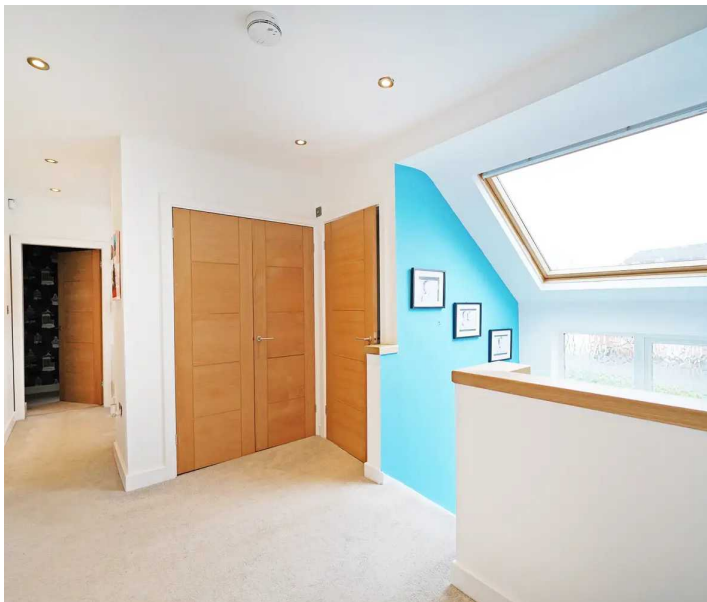
8' 6" x 7' 3" (2.60m x 2.20m)

#### **ENSUITE**

11' 8" x 5' 7" (3.56m x 1.70m)

#### **BEDROOM TWO**

13' 11" x 10' 10" (4.25m x 3.30m)



**BEDROOM THREE**

10' 10" x 10' 6" (3.30m x 3.20m)

**BEDROOM FOUR**

10' 10" x 8' 10" (3.30m x 2.70m)

**BATHROOM**

10' 10" x 8' 10" (3.30m x 2.70m)

**WC**

5' 3" x 4' 7" (1.60m x 1.40m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 191.0 sq.m. = 2056 sq.ft. approx.

**OUTSIDE THE PROPERTY****LARGE SOUTH WESTERLY FACING REAR GARDEN****GARAGE**

11' 10" x 11' 0" (3.60m x 3.35m)

**ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff integrated hob, extractor, microwave, Neff fridge, Neff dishwasher, all carpets and all blinds.

**ADDITIONAL INFORMATION**

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

**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.



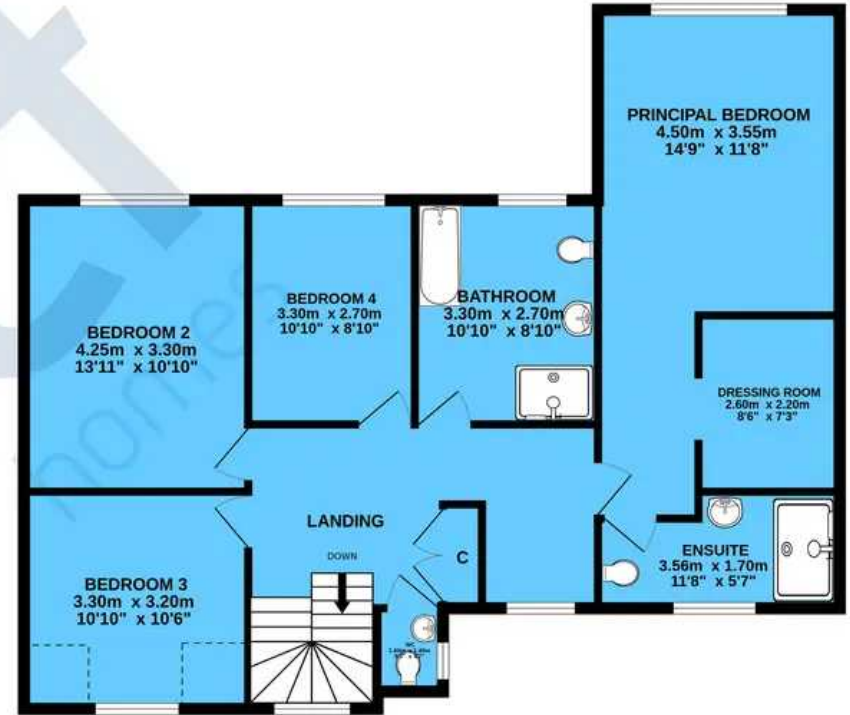




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 191.0 sq.m. (2056 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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