



Barcheston Road, Knowle

Guide Price £775,000





## PROPERTY OVERVIEW

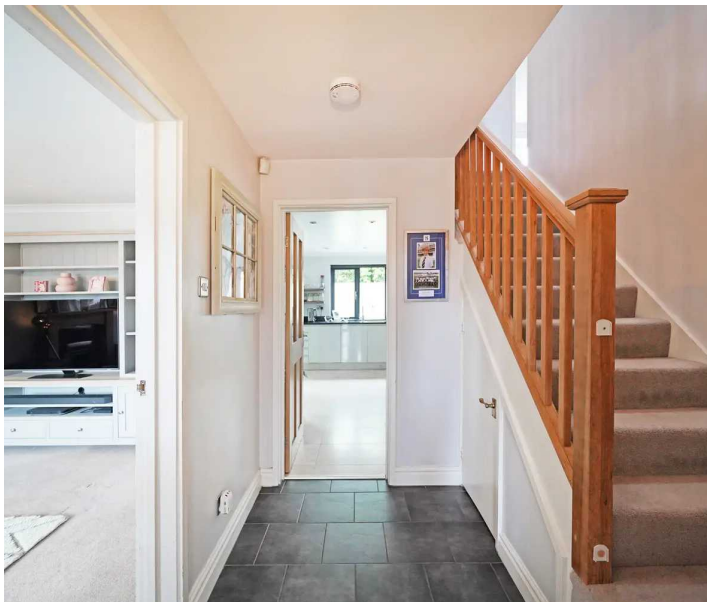
Occupying a prime position within the serene setting of Knowle, this five-bedroom extended detached property is an exquisite family home that is sure to impress even the most discerning buyers. Nestled within a quiet cul-de-sac, this residence boasts a desirable location being within the sought-after Arden Academy catchment area. Upon arrival, you are greeted by a tarmac driveway providing ample parking and leading to a garage/store. The property features an inviting entrance porch and hallway that seamlessly flows into the living room, providing a warm and welcoming ambience. One of the highlights of this property is the expansive open plan kitchen/dining and family room which serves as the heart of the home, providing ample space for family gatherings and entertaining guests. In addition, to the rear of the kitchen is as large conservatory overlooking the rear garden. A guest cloakroom and large utility area offer practicality and convenience, making day-to-day living a breeze. The first floor provides five generously proportioned bedrooms, with the principal bedroom boasting a large luxury ensuite and extensive fitted wardrobes. The remaining four bedrooms are serviced by a beautifully appointed family bathroom, ensuring comfort and privacy for all occupants.





Stepping outside, the south-facing landscaped rear garden is a tranquil oasis, featuring a full-width patio ideal for al fresco dining and outdoor relaxation. The garden offers a peaceful retreat, providing a perfect space for both children to play and adults to unwind. With its exceptional features and prime location, this property offers a lifestyle of luxury and convenience. Each element of this residence has been thoughtfully designed and meticulously maintained, creating a harmonious blend of style and functionality. In conclusion, an internal viewing is essential to fully appreciate the charm and elegance of this stunning property. Don't miss this rare opportunity to make this prestigious residence your own and experience the epitome of refined living in Knowle.

- Set Within A Quiet Cul-De-Sac of Knowle
- Set Behind Large Tarmacadam Driveway With Garage / Store
- Five Bedroom Extended Detached Property
- Beautifully Presented Family Home Located Within Arden Academy Catchment
- Entrance Porch And Entrance Hallway Leading To Living Room And Large Open Plan Kitchen / Dining And Family Room
- Guest Cloakroom And Large Utility
- Five Bedrooms And Two Luxury Bathrooms
- Principal Bedroom With Large Luxury Ensuite And Extensive Fitted Wardrobes
- South Facing And Landscaped Rear Garden With Full Width Patio
- Viewing Essential





## 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

## PORCH

8' 2" x 4' 8" (2.49m x 1.42m)

## HALLWAY

12' 9" x 8' 2" (3.89m x 2.49m)

## WC

5' 3" x 3' 11" (1.60m x 1.19m)

## LIVING ROOM

16' 1" x 12' 6" (4.90m x 3.81m)



**KITCHEN/DINING/FAMILY ROOM**

29' 2" x 14' 10" (8.89m x 4.52m)

**CONSERVATORY**

12' 6" x 12' 6" (3.81m x 3.81m)

**UTILITY AREA**

8' 2" x 7' 10" (2.49m x 2.39m)

**GARAGE/STORE**

9' 2" x 7' 10" (2.79m x 2.39m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 10" x 11' 10" (3.91m x 3.61m)

**ENSUITE**

**BEDROOM TWO**

14' 9" x 9' 6" (4.50m x 2.90m)

**BEDROOM THREE**

11' 10" x 9' 6" (3.61m x 2.90m)

**BEDROOM FOUR**

10' 1" x 9' 10" (3.07m x 3.00m)

**BEDROOM FIVE**

9' 2" x 7' 3" (2.79m x 2.21m)

**BATHROOM**

9' 10" x 5' 3" (3.00m x 1.60m)

**TOTAL SQUARE FOOTAGE**

172.8 sq.m (1860 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SOUTH WEST FACING REAR GARDEN**

**FULL WIDTH PATIO**



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

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge, Bosch freezer, Bosch dishwasher, wine cooler, gas fire in lounge, all carpets and light fittings, fitted wardrobes in four bedrooms, underfloor heating in conservatory, band new garden shed and car charging point fitted 2022

#### **ADDITIONAL INFORMATION**

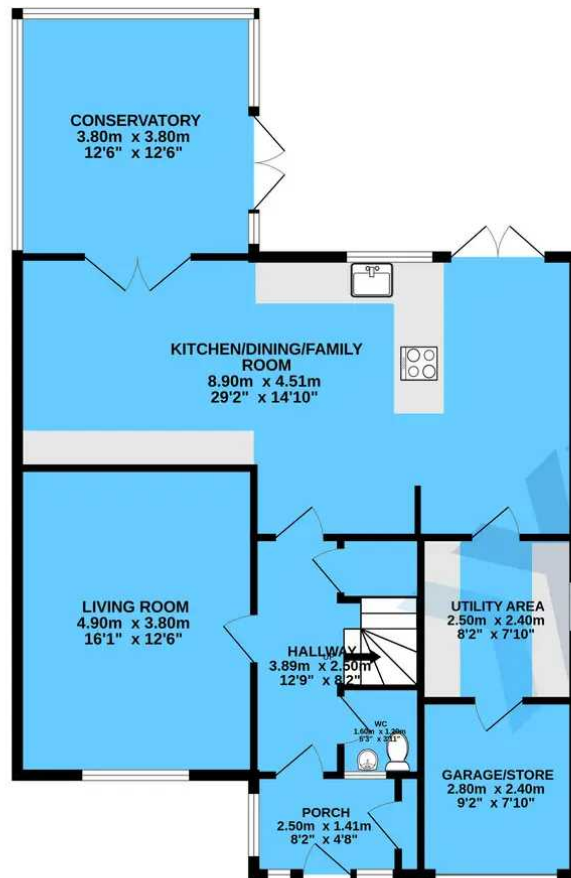
Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - part boarded.

#### **MONEY LAUNDERING REGULATIONS**

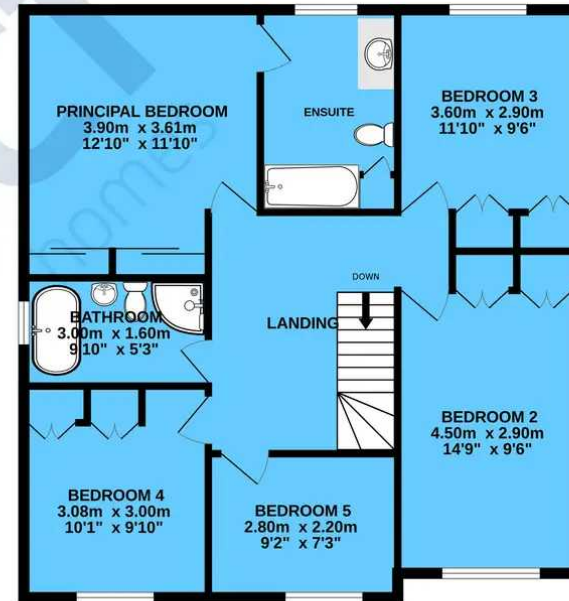
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
98.0 sq.m. (1055 sq.ft.) approx.



1ST FLOOR  
74.8 sq.m. (805 sq.ft.) approx.



TOTAL FLOOR AREA : 172.8 sq.m. (1860 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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