



Broadfern Road, Knowle

Guide Price £700,000





PROPERTY OVERVIEW

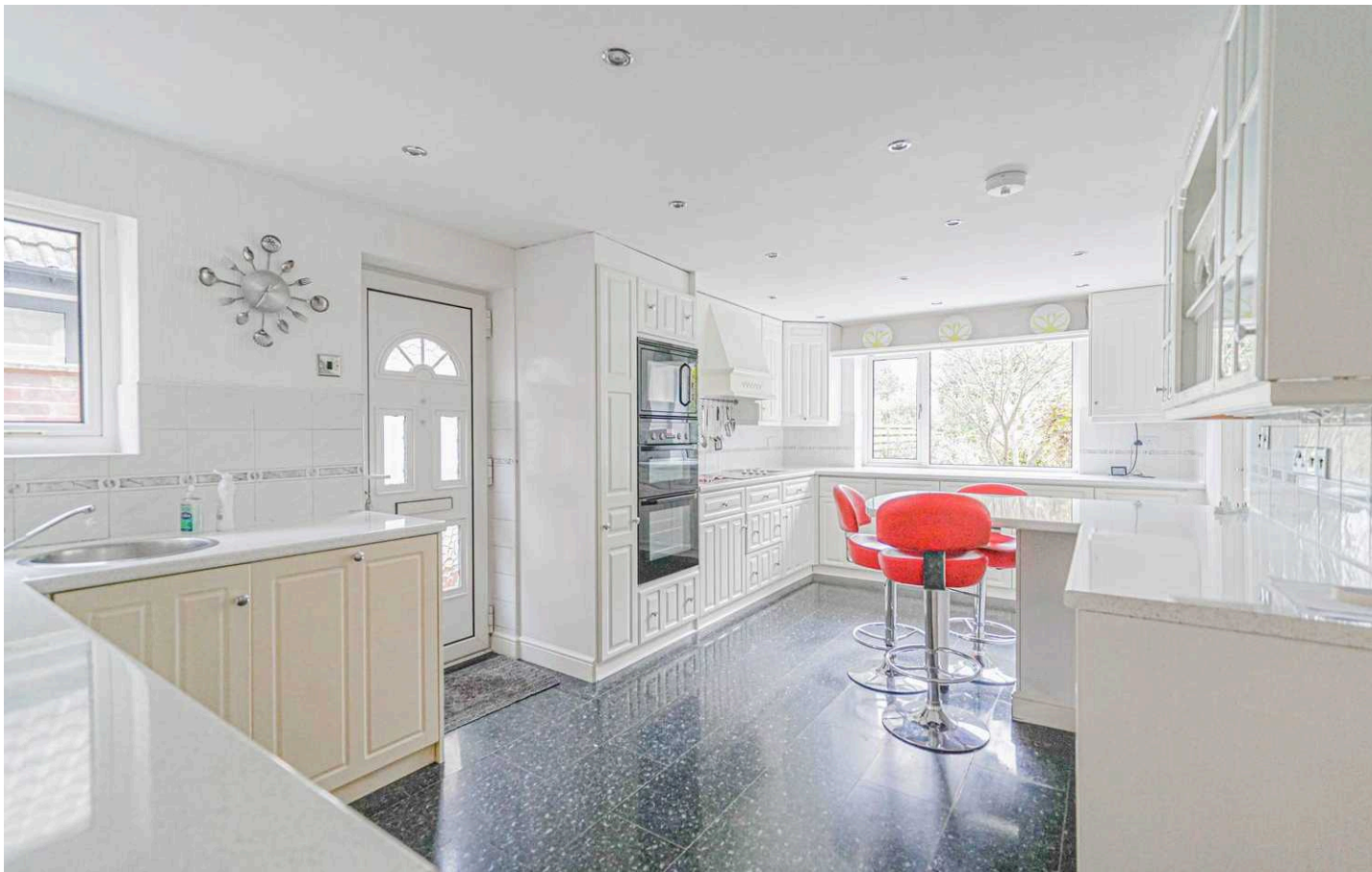
****No Upward Chain On This Four Bedroom Detached Bungalow in Prime Knowle Location****

Nestled within the prestigious confines of Knowle, this four-bedroom detached bungalow presents an exceptional opportunity, boasting an enviable location on a prime road. Offering the convenience of no upward chain, this property has been thoughtfully extended to the ground floor, providing a spacious and adaptable living space for modern family living.

As you approach the residence, you are greeted by a block paved driveway that effortlessly accommodates multiple vehicles and extends to a convenient tandem garage, ensuring ample parking for residents and guests alike.



Upon entry, the hallway seamlessly connects to the ground floor accommodation, which includes a strikingly extended open plan living and dining area, leading beautifully to a sunlit conservatory. Completing the ground floor is an open plan breakfast kitchen, complemented by two additional reception rooms that could also serve as double bedrooms, alongside a well-appointed shower room.

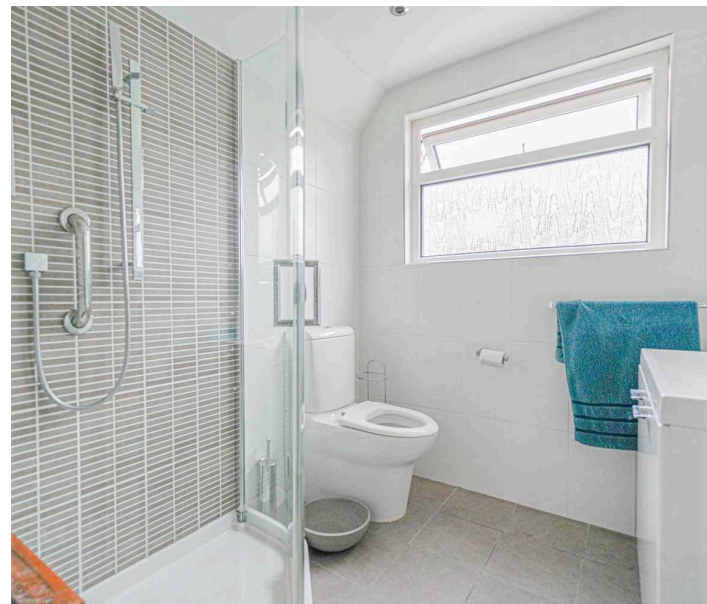


Ascend to the first floor to discover two further generously proportioned double bedrooms, enhanced by extensive eaves storage and an additional shower room, providing residents with elevated comfort and privacy.

Step outside to a meticulously landscaped and privately situated easterly facing rear garden, carefully designed to offer tranquillity and seclusion. The garden features an extensive patio area, providing the perfect setting for outdoor entertainment or peaceful relaxation.

This property's allure is further amplified by its convenient proximity to Copt Heath Golf Club, Knowle High Street, and all local schools, ensuring that every essential amenity is within easy reach. Offering a harmonious blend of space, style, and location, this distinguished residence stands as a testament to refined suburban living in Knowle.

In summary, this four-bedroom detached bungalow offers a rare opportunity to secure a residence in a sought-after location, meticulously designed to cater to the modern family's needs while embodying the essence of sophisticated and comfortable living.





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



- No Upward Chain On This Four Bedroom Detached Bungalow Situated Within A Prime Road Of Knowle
- Significantly Extended To The Ground Floor To Provide Both Large And Versatile Living Space
- Set Behind A Block Paved Driveway Providing Ample Parking And Leading To Tandem Garage
- Entrance Hallway Leading To All Ground Floor Accommodation Including Superb Extended Open Plan Living And Dining Room Leading To A Conservatory
- Open Plan Breakfast Kitchen With Two Further Reception Rooms Or Two Double Bedrooms To The Ground Floor With Bathroom
- To The First Floor Are Two Further Double Bedrooms, Extensive Eaves Storage And Shower Room
- Landscaped And Private Easterly Facing Rear Garden With Extensive Patio Area
- Situated Within A Prime Road Of Knowle Within Walking Distance To Copt Heath Golf Club, Knowle High Street And All Local Schools



ENTRANCE HALL

BREAKFAST KITCHEN

19' 0" x 10' 6" (5.80m x 3.20m)

LIVING/DINING ROOM

30' 0" x 19' 0" (9.15m x 5.80m)

CONSERVATORY

15' 9" x 9' 10" (4.80m x 3.00m)

BEDROOM TWO

15' 3" x 10' 10" (4.65m x 3.30m)

BEDROOM FOUR

12' 8" x 9' 2" (3.85m x 2.80m)

SHOWER ROOM

8' 2" x 6' 9" (2.50m x 2.07m)

UTILITY ROOM

9' 2" x 8' 4" (2.80m x 2.55m)

INTEGRAL GARAGE

19' 8" x 8' 10" (6.00m x 2.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 13' 1" (4.60m x 4.00m)

BEDROOM THREE

13' 1" x 11' 10" (4.00m x 3.60m)

SHOWER ROOM

6' 9" x 6' 1" (2.05m x 1.85m)

TOTAL SQUARE FOOTAGE

181.8 sq.m (1957 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms and a garden shed.

ADDITIONAL INFORMATION

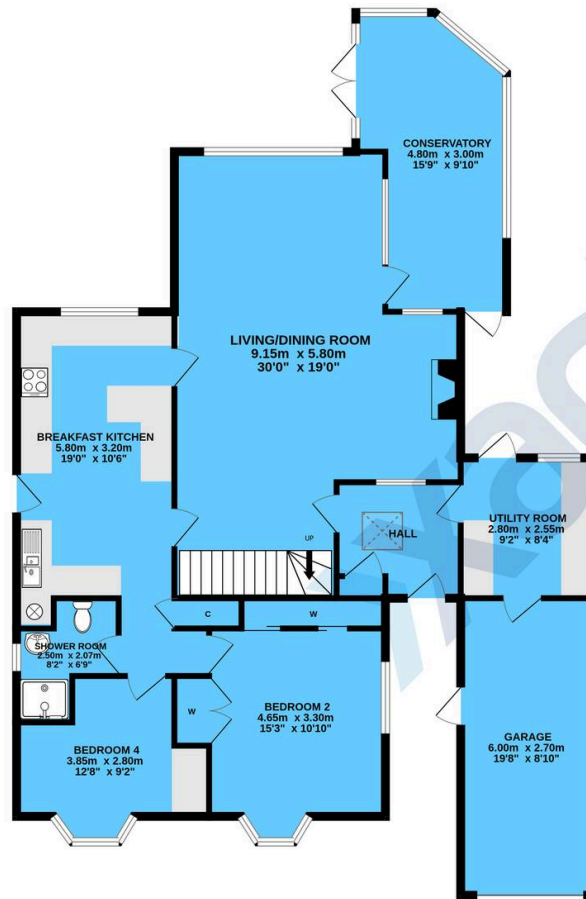
Services - mains water, sewers and electricity. Central heating - gas. Broadband - FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

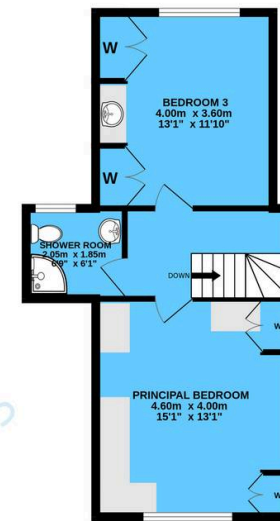
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 181.8 sq.m. (1957 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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