



6 FLETCHER GROVE, KNOWLE, B93 0PG  
ASKING PRICE OF £699,950



- »X Stunning Detached
- »X Substantially Extended
- »X Five Excellent Bedrooms

- »X Large Open Plan Living/Dining
- »X Play Room / Study
- »X Open Plan Breakfast Kitchen

- »X Three Luxury Bathrooms
- »X South Facing Rear Garden
- »X Garage

### PROPERTY OVERVIEW

This spacious and immaculately presented five bedroom detached property is located within this quiet cul-de-sac of Knowle and within walking distance to Dorridge Village, Station and Tennis Club. The property has been significantly extended and has recently been completely updated throughout to include a stunning modern kitchen with Korean worksurface, new flooring throughout and three new luxury bathrooms. To the ground floor, this beautiful family home benefits from a play room / study, large open plan living / dining room, guest cloakroom, breakfast kitchen, utility and garage. The first floor affords five excellent bedrooms (two with luxury en-suite) and refurbished family bathroom. The property enjoys a block paved driveway providing ample parking and also benefits from a south facing rear garden with side gated entrance.

### PROPERTY LOCATION

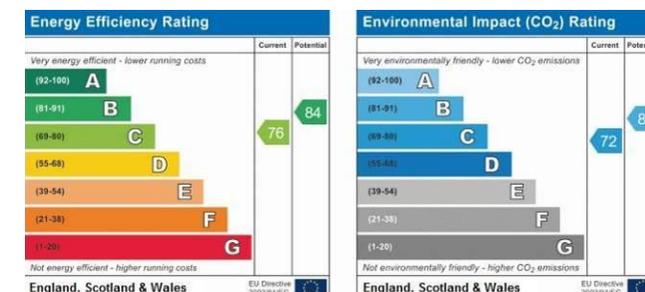
Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



- TENURE** Freehold
- SERVICES** Mains gas, electricity and water on a meter
- BROADBAND** BT Infinity - Fibre Optic
- LOFT SPACE** Boarded with ladder, lighting and power
- GARDEN** South facing

### ITEMS INCLUDED IN THE SALE

Carpets and Siemens extractor, microwave, fridge, freezer and dishwasher



## HALL

### LIVING / DINING ROOM

24' 10" x 15' 7" (max) (7.56m x 4.74m)

### PLAY ROOM / STUDY

11' 5" x 11' 2" (3.49m x 3.40m)

### BREAKFAST KITCHEN

27' 11" x 8' 5" (8.52m x 2.57m)

### UTILITY

8' 6" x 5' 2" (2.59m x 1.58m)

### GUEST WC

8' 0" x 5' 0" (2.44m x 1.53m)

## FIRST FLOOR

### BEDROOM ONE

14' 4" x 13' 8" (4.37m x 4.17m)

### EN-SUITE

6' 7" x 5' 5" (2.01m x 1.67m)

### BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m)

### EN-SUITE

5' 10" x 5' 7" (1.77m x 1.70m)

### BEDROOM THREE

11' 7" x 11' 4" (3.52m x 3.46m)

### BEDROOM FOUR

14' 4" x 7' 4" (4.38m x 2.23m)

### BEDROOM FIVE

11' 3" x 8' 10" (3.42m x 2.68m)

### BATHROOM

8' 6" x 7' 9" (2.60m x 2.37m)

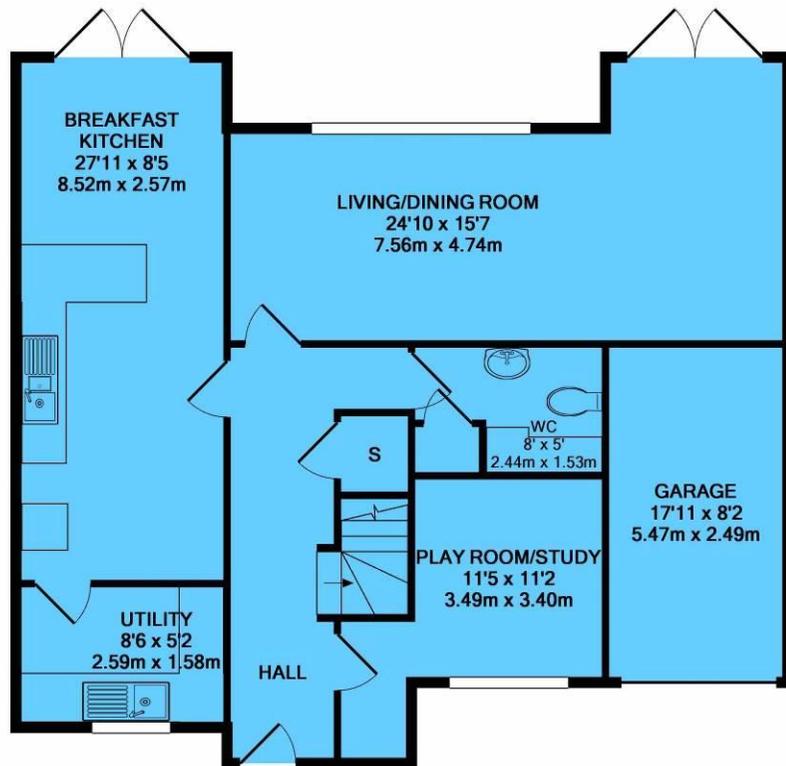
### GARAGE

17' 11" x 8' 2" (5.47m x 2.49m)

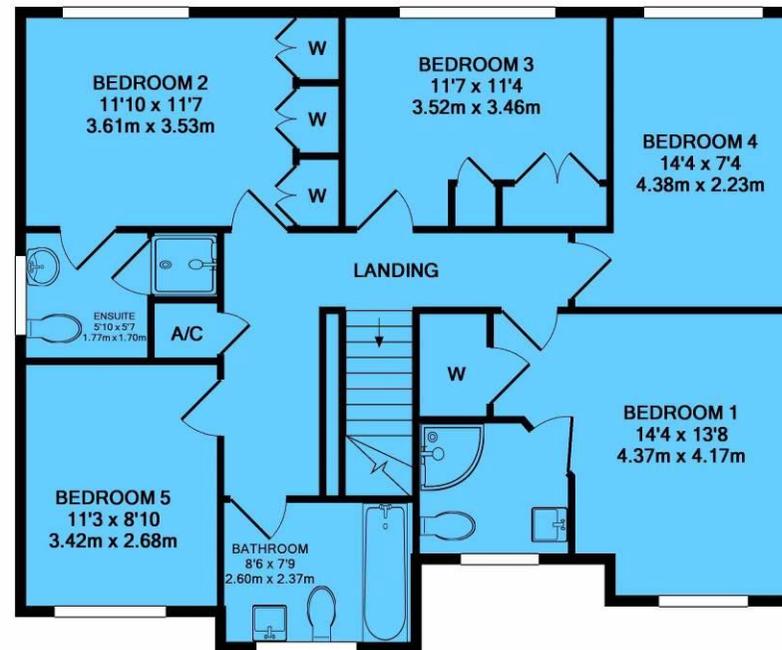
### SOUTH FACING GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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