



2 BROADFERN ROAD, KNOWLE, B93 9DD
ASKING PRICE OF £799,950



- >> NO UPWARD CHAIN

>> Spacious Detached Property

>> Significantly Extended

>> Large In & Out Drive

>> Master With Ensuite

>> Three Reception Rooms

- >> Open Plan Breakfast Kitchen

>> Highly Sought After Road

>> Arden Academy Catchment

PROPERTY OVERVIEW

Located in one of the most sought after roads of Knowle and within walking distance to the village and all local schools, this significantly extended and spacious five bedroom detached property boast accommodation approaching 2,000 Sq. Feet and benefits from being offered to the market with no upward chain. Set back behind a large block paved in and out driveway, this superb family home benefits from three excellent reception rooms including living room, dining room and family room and an open plan breakfast kitchen to the ground floor. To the first floor are five bedrooms (four of which are double) with the dual aspect master bedroom benefitting from a large en-suite. Outside the property enjoys a private landscaped rear garden with large patio area and side gated entrance. Viewing is highly recommended to fully appreciate the position and accommodation offered by this superb family home which briefly affords:- large in and out block paved driveway, porch, entrance hallway, family room, living room, dining room, open plan breakfast kitchen, utility with gardener's toilet, guest cloakroom, tandem garage, five bedrooms (master with en-suite), gallery landing, family bathroom and landscaped private rear garden.

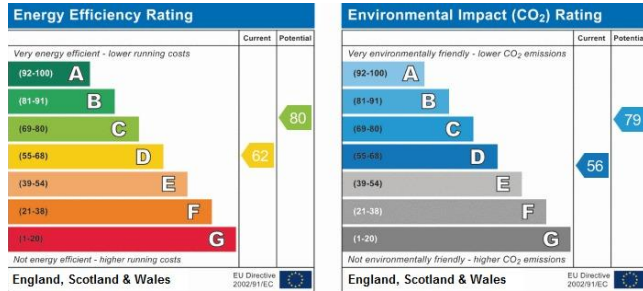
PROPERTY LOCATION

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).

COUNCIL TAX	Band E
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	PlusNet Virgin
LOFT SPACE	Ladder, lighting and power
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated combi oven, hob, extractor, semi-integrated dishwasher, fridge freezer, carpets, blinds, wall lights in lounge, log-effect gas stove in lounge, and fitted wardrobes.



GROUND FLOOR

PORCH

HALLWAY

LIVING ROOM

15' 11" x 11' 6" (4.86m x 3.50m)

DINING ROOM

14' 7" x 8' 10" (4.45m x 2.70m)

FAMILY ROOM

10' 11" x 9' 10" (3.33m x 3.00m)

BREAKFAST KITCHEN

15' 6" x 13' 8" (4.72m x 4.17m)

UTILITY

9' 5" x 8' 10" (2.86m x 2.70m)

GUEST CLOAKROOM

GARAGE

23' 4" x 9' 0" (7.10m x 2.74m)

FIRST FLOOR

BEDROOM ONE

25' 11" x 11' 6" (7.90m x 3.50m)

EN-SUITE

8' 10" x 6' 3" (2.70m x 1.90m)

BEDROOM TWO

14' 1" x 10' 8" (4.30m x 3.25m)

BEDROOM THREE

10' 11" x 9' 11" (3.33m x 3.02m)

BEDROOM FOUR

11' 6" x 8' 10" (3.50m x 2.70m)

BEDROOM FIVE

8' 8" x 6' 8" (2.65m x 2.04m)

BATHROOM

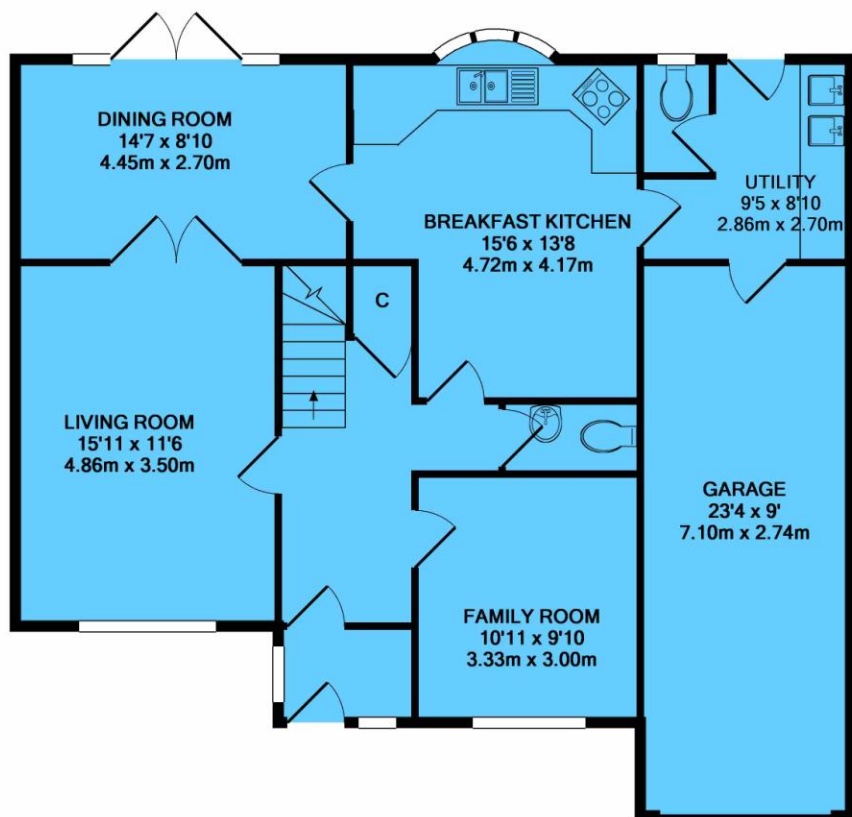
8' 10" x 8' 10" (2.70m x 2.70m)

GALLERY LANDING

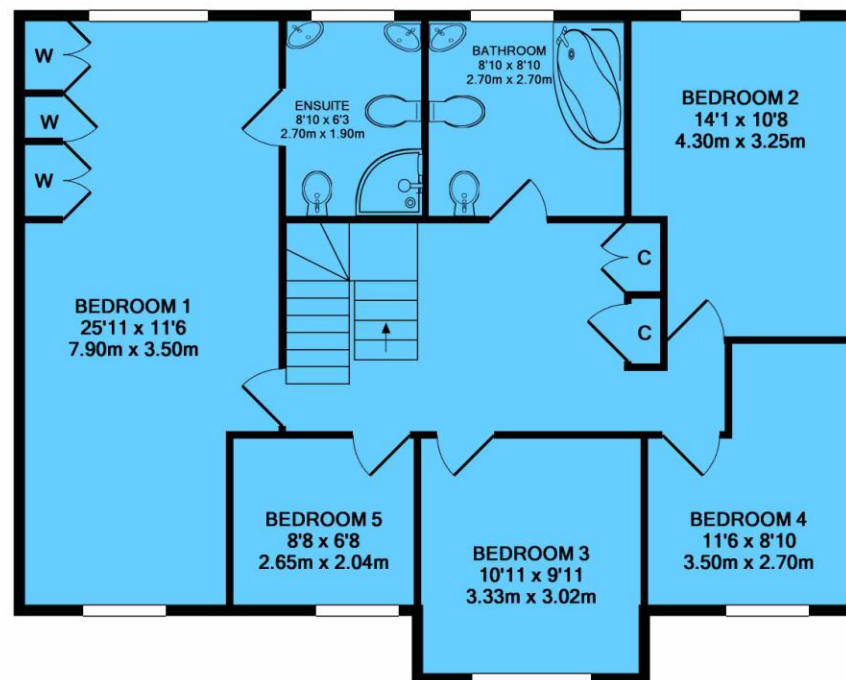
GARDEN







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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