



27 BARCHESTON ROAD, KNOWLE, B93 9JS
ASKING PRICE OF £625,000



- XX No Upward Chain
- XX Extended Detached
- XX Four Excellent Bedrooms

- XX Walking Distance To All Local Schools
- XX Four Reception Rooms
- XX Breakfast Kitchen

- XX Utility & Guest Cloakroom
- XX Westerly Facing Rear Garden
- XX Garage

PROPERTY OVERVIEW

Offered to the market with no upward chain, this large four bedroom and extended detached property benefits from four reception rooms including family room, study, dining room and living room and also offers further scope for extension subject to the necessary planning permissions. The property is set back behind a block paved driveway and is immaculately presented throughout. Briefly the property affords: - entrance porch, entrance hallway, breakfast kitchen, living room with internal double doors opening onto the dining room, family room, study, guest cloakroom and utility. To the first floor are four excellent bedrooms and a family bathroom. The property also benefits from a good sized garage and westerly facing, private rear garden. Early viewing is highly recommended to fully appreciate this large family home located within the catchment area for Arden Academy.

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 F

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

Virgin - Fibre Optic

LOFT SPACE

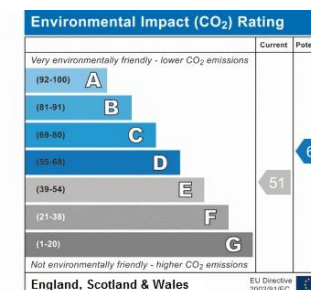
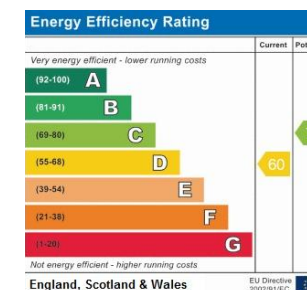
Mostly boarded with ladder and lighting

GARDEN

Westerly facing

ITEMS INCLUDED IN THE SALE

Neff oven, hob and integrated fridge, extractor, CDA dishwasher, carpets, curtains and blinds where appropriate, lights including ceiling fan lights in 3 bedrooms, playhouse/garden store



PORCH

HALLWAY

LIVING ROOM

15' 7" x 12' 9" (4.76m x 3.89m)

DINING ROOM

12' 9" x 10' 3" (3.89m x 3.12m)

FAMILY ROOM

12' 8" x 9' 11" (3.87m x 3.03m)

UTILITY

8' 6" x 6' 8" (2.58m x 2.04m)

STUDY

14' 2" x 7' 11" (4.31m x 2.41m)

GUEST WC

BREAKFAST KITCHEN

19' 10" x 8' 0" (6.04m x 2.44m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 12' 7" (4.40m x 3.83m)

BEDROOM TWO

14' 2" x 11' 7" (4.31m x 3.54m)

BEDROOM THREE

11' 3" x 8' 3" (3.44m x 2.52m)

BEDROOM FOUR

10' 5" x 7' 9" (3.17m x 2.36m)

BATHROOM

7' 9" x 7' 8" (2.36m x 2.34m)

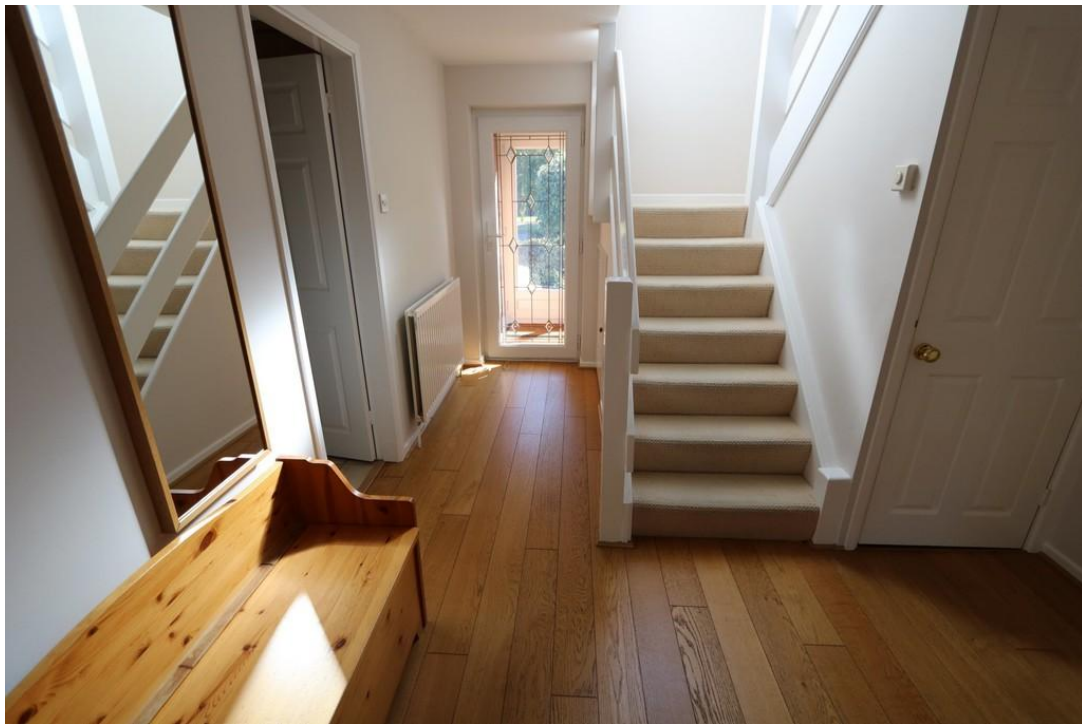
OUTSIDE

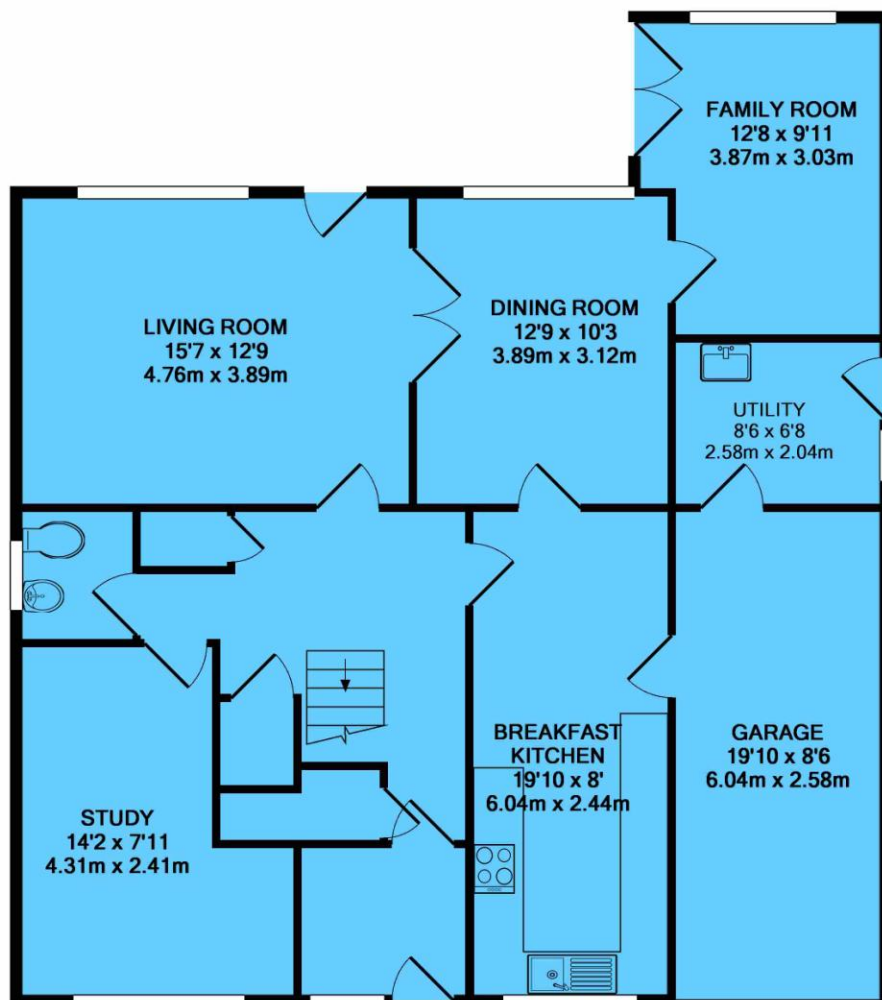
GARAGE

19' 10" x 8' 6" (6.04m x 2.58m)

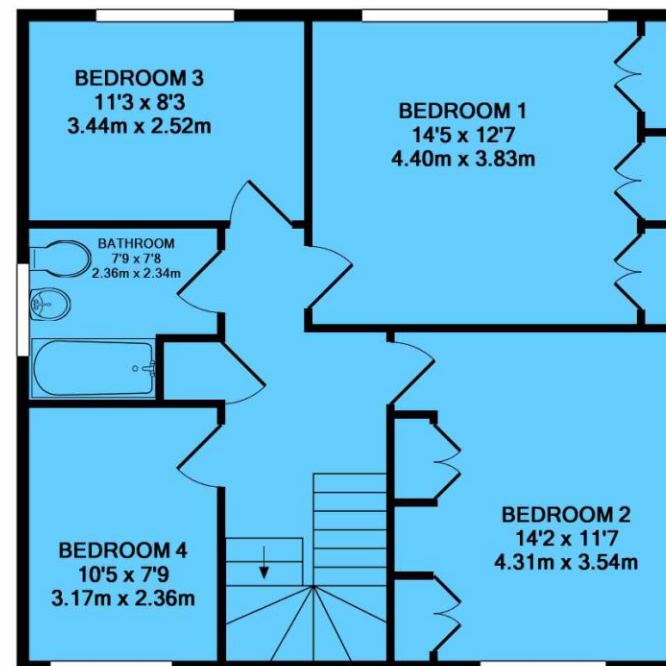
WESTERLY FACING GARDEN







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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