



85 STATION ROAD, KNOWLE, B93 0HN  
ASKING PRICE OF £765,000





- »X Traditional Detached
- »X Four Double Bedrooms & Study
- »X Absolutely Immaculate

- »X Significantly Extended
- »X Beautiful Open Plan Kitchen Diner
- »X Extended Living Room

- »X Sitting Room
- »X Master With Ensuite
- »X Large South Easterly Rear Garden

### PROPERTY OVERVIEW

This beautifully presented, significantly extended and spacious four bedroom detached property is located within easy walking distance to Knowle High Street, Arden Academy and all local amenities and provides accommodation approaching 2,000 square feet (including the garage). The property has been maintained to an exceptional standard and benefits from being located on a large plot. Set back behind a tarmacadam driveway providing ample parking for multiple vehicles the property briefly affords: - entrance porch, entrance hallway, sitting room, extended living room, extended open plan kitchen / diner, utility, guest cloakroom, four double bedrooms (master with ensuite), fifth bedroom / study and family bathroom. The property also benefits from an integral garage and to the rear a large and wide landscaped garden with a most private south easterly facing aspect.

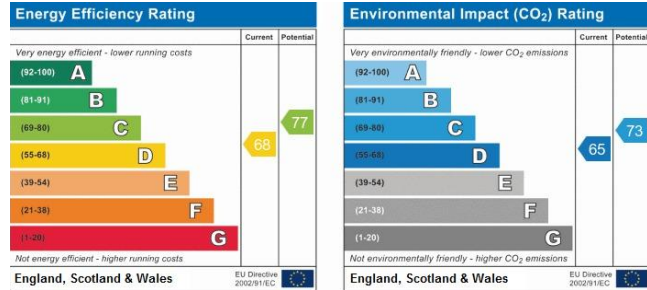
### PROPERTY LOCATION

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	EE Fibre Optic
LOFT SPACE	Ladder, lighting and power
GARDEN	South East facing

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, freezer, dishwasher and 2 sheds



## FIRST FLOOR

### MASTER BEDROOM

14' 1" x 10' 8" (4.28m x 3.24m)

### ENSUITE

12' 5" x 4' 6" (3.78m x 1.37m)

### BEDROOM TWO

16' 1" x 10' 10" (4.89m x 3.31m)

### BEDROOM THREE

12' 6" x 9' 4" (3.81m x 2.85m)

### BEDROOM FOUR

9' 4" x 9' 0" (2.85m x 2.74m)

### BED FIVE / STUDY

15' 6" x 5' 1" (4.72m x 1.54m)

### BATHROOM

10' 8" x 5' 5" (3.25m x 1.64m)

### OUTSIDE THE PROPERTY

### GARAGE

15' 3" x 7' 9" (4.64m x 2.37m)

### SOUTH EASTERLY FACING GARDEN

### PORCH

### HALLWAY

16' 2" x 5' 6" (4.93m x 1.67m)

### LIVING ROOM

21' 11" x 10' 8" (6.68m x 3.26m)

### SITTING ROOM

13' 3" (into bay) x 10' 10" (4.05m x 3.30m)

### OPEN PLAN KITCHEN / DINER

22' 3" x 14' 4" (6.78m x 4.37m)

### UTILITY ROOM

10' 8" x 5' 2" (3.25m x 1.57m)

### GUEST CLOAKROOM

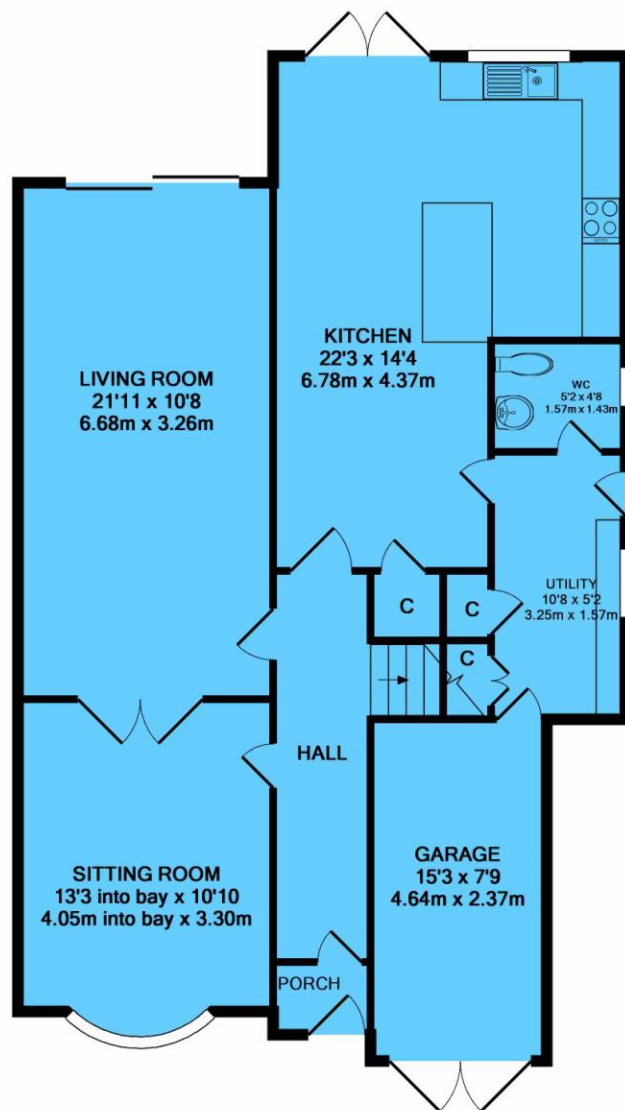
5' 2" x 4' 8" (1.57m x 1.43m)



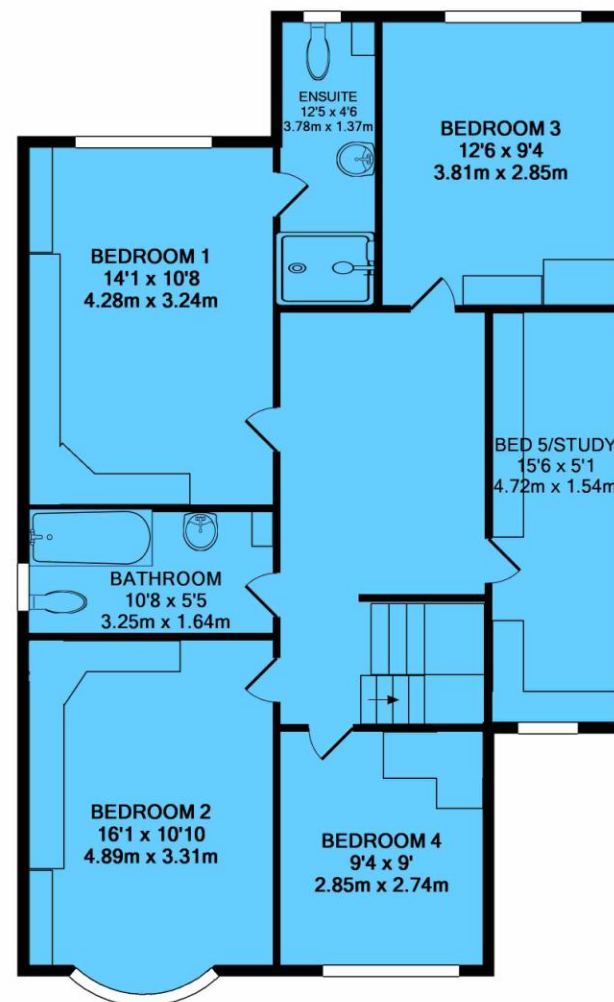








GROUND FLOOR



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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