



1 THE OAKS

OFF KNIGHTLOW ROAD, HARBORNE, BIRMINGHAM B17 8QQ

Robert  Powell
RESIDENTIAL SALES & LETTINGS



1 THE OAKS

£895,000

HARBORNE

An immaculate detached house in a delightfully secluded location. Two reception rooms, conservatory, modern breakfast kitchen. Five first floor bedrooms plus a ground floor bedroom suite.

Situation

The Oaks is an exclusive cul de sac of just 4 modern detached houses situated off Knightlow Road in a highly desirable residential location. Harborne's vibrant and bustling High Street is just over a mile away and offers excellent local and convenience shopping as well as numerous coffee shops, pubs and restaurants. Lordwood Girls and Boys schools are both very close by, whilst Harborne Primary School is approximately a mile distant.

Description

1 The Oaks is a modern detached house offering beautifully presented and flexible accommodation over two floors extending in all to some 2,538 sq ft (including garaging). The property is entered via double glazed front door into the welcoming reception hall with guest cloakroom WC off. The sitting room is an excellent size and has a window to the front and two smaller windows to either side of a recess with feature fireplace and coal effect gas fire. Glazed double doors open through into the rear reception room, presently used as a "snug" but with a door leading into the kitchen meaning it can also serve as a formal dining room if required. Double glazed double doors off the snug/dining room lead into the large conservatory which has lovely panoramic views of the garden and double doors leading out to the patio area and internal double doors linking to the kitchen.

The breakfast kitchen has modern oak fronted base and wall mounted units with light granite work-tops and a central island/breakfast bar. There is a Bosch integrated dishwasher and under-counter fridge, Bosch electric double oven and 5 ring gas hob with extractor over. Adjacent to the kitchen is the utility room with further base and wall units as well as

space for a fridge freezer and space and plumbing for a washing machine and tumble dryer.

Some years ago the original double garage was converted to create a large ground floor bedroom which has fitted wardrobes and a small en suite shower room which has shower enclosure and wash basin. For those not needing a ground floor bedroom, this room would make an excellent additional reception room.

On the first floor are five bedrooms in all, including a superb principal bedroom with built-in wardrobes and a large en suite bathroom having freestanding bath, separate shower enclosure, WC and twin wash basins set into a vanity unit with cupboards and drawers. There are two further double bedrooms (one with built-in wardrobe) and two single bedrooms (one with built-in wardrobe), which are served by a bathroom with shower over bath, wash basin and WC.

Outside

To the front of the property is a lawned fore-garden and a brick paved driveway leading up to the detached garage. To the rear is a delightful private garden with paved patio, further paved seating area with rectangular pond, good-sized lawn with well stocked mature borders providing greenery, colour, and screening.

General Information

Tenure: The property is freehold

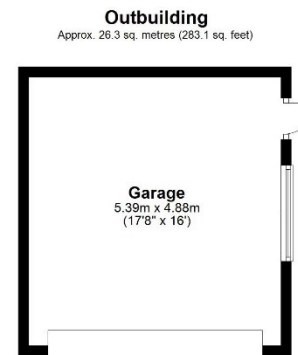
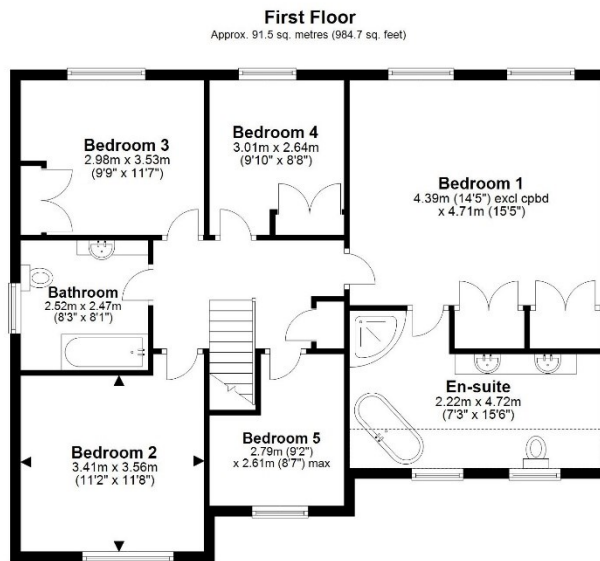
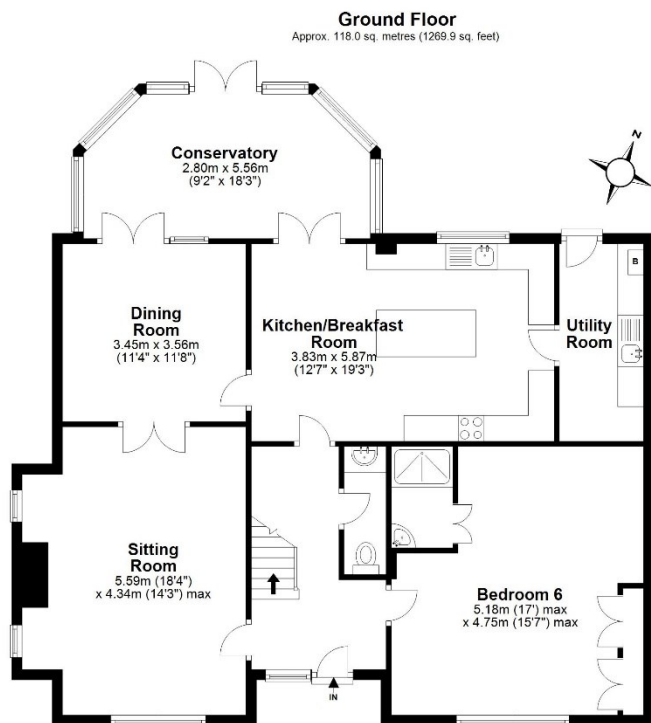
Council Tax: Band F



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To view this property call Robert Powell on **0121 454 6930**



Total area: approx. 235.8 sq. metres (2537.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
All information shown is approximate
Not to scale & please re-check all information

1 The Oaks, Harborne



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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